# \$224,900 - 104 Marlborough Place, Edmonton

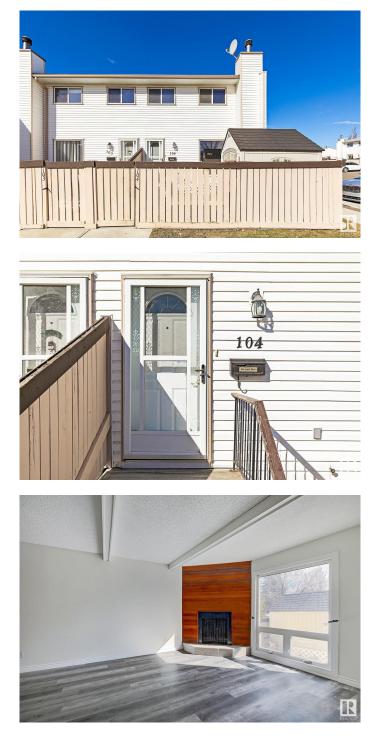
MLS® #E4430616

#### \$224,900

4 Bedroom, 1.50 Bathroom, 1,055 sqft Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

LOVELY END UNIT! This modern 3 bedroom townhouse is conveniently located walking distance to schools, parks, Jamie Platz YMCA, Lois Hole Library, baseball diamonds, soccer fields, skate park, off leash dog area, Callingwood Square shopping centre & seasonal farmers market. The kitchen offers timeless white cabinetry, farmhouse sink, stylish backsplash & adjacent dining area. Spacious living room has a traditional wood burning fireplace & a large picture window. Upstairs houses 3 bedrooms, one with a sunny west facing balcony & an updated 4pce bathroom complete this level. Basement is partially finished with an additional family room/recreation space, storage & laundry/utility room. The yard is fully fenced for privacy with a patio & storage shed. Comes with 1 energized stall & tons of street parking directly in front of the unit. Featuring new shingles, new washer & dryer & fresh paint. Make this your home sweet home! MOVE IN!



Built in 1977

#### **Essential Information**

MLS® #	E4430616
Price	\$224,900
Bedrooms	4
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,055
Acres	0.00
Year Built	1977
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	104 Marlborough Place
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y6
Amenities	
Amenities	On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Patio
Parking	Stall
Interior	
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished
Exterior	

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

ConstructionWood, VinylFoundationConcrete Perimeter

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	8
Zoning	Zone 20
Condo Fee	\$340

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 11:47am MDT