

## \$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              |
| Type           | 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   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 20          |
| Condo Fee      | \$340            |

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Listing information last updated on April 21st, 2025 at 5:02am MDT