

## \$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	4
Zoning	Zone 20
Condo Fee	\$340

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