

## **\$288,500 - 179 Marlborough Place, Edmonton**

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MLS® #E4430665

### **\$288,500**

3 Bedroom, 1.50 Bathroom, 1,076 sqft  
Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Marlborough Place, corner unit in a quiet, spacious complex. Wide paved roads and large tandem parking stalls for easy access. This 3 bedroom townhouse is tastefully renovated with professional attention to detail. Brand new stainless steel appliances in the kitchen complement the quartz countertops and off white cabinetry. Light grey luxury vinyl plank floors throughout including the finished basement. Master bedroom upstairs has a private walled patio. The front yard has enough room for a small shed, a dog house, vegetable garden or fruit shrubs/trees! The fence is high and offers maximum privacy for sunbathing or entertaining! It also offers a safe place for young kids to play. Close to schools, churches, playgrounds, gas stations, shopping in Callingwood, The Hamptons & Lessard. Easy access to the Henday and Whitemud Drive. This west-end townhouse has a great location in Ormsby Place. This can be your happy home for many years to come!



Built in 1977

### **Essential Information**

MLS® #	E4430665
Price	\$288,500
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	179 Marlborough Place
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y6

### Amenities

Amenities	Off Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Natural Gas BBQ Hookup
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Playground

## Nearby, Schools, Shopping N

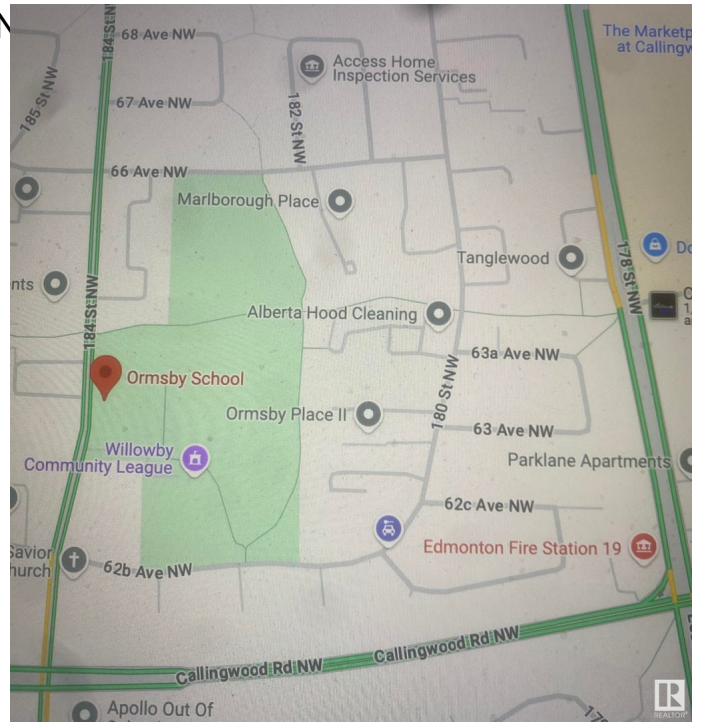
Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

## School Information

Elementary Ormsby School, St. Martha  
Middle S Bruce Smith  
High Oscar Romero

## Additional Information

Date Listed April 11th, 2025  
Days on Market 12  
Zoning Zone 20  
Condo Fee \$338



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