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

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 guartz 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	
Туре	Condo / Townhouse	
Sub-Type	Townhouse	
Style	2 Storey	
Status	Active	
Community Infor	mation	
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

Exterior	Wood, Stucco, \	Vinyl			
Exterior Features	Corner Lot, Fe	enced, Flat S	Site, Landscaped,	Level Land,	Playground

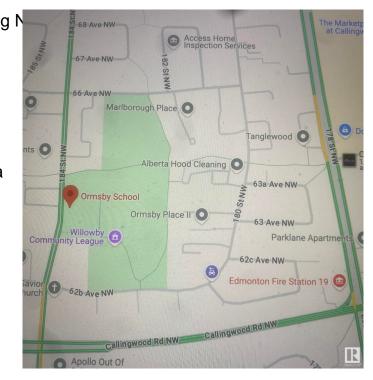
	Nearby, Schools, Shopping
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## **School Information**

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

## **Additional Information**

Date Listed	April 11th, 2025
Days on Market	17
Zoning	Zone 20
Condo Fee	\$338



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 28th, 2025 at 10:32am MDT