

## \$229,000 - 100 Marlborough Place, Edmonton

MLS® #E4450006

**\$229,000**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome Home. Be inspired by this functional and budget friendly 3 bedrooms 2 Full bathrooms fully finished basement corner End unit Townhouse located in the desirable and convenient location of Ormsby Place. Located approximately 5 mins from the World renowned West Edmonton Mall, just few minutes walk from public transportation, Safeway, Shoppers drug mart, schools, YMCA and parks . This home has tons of features Roof top patio/ Balcony, Wood Burning Fire Place and a private east facing yard with direct main road access making the unit feel like a detached single family Residence. Enjoy the beautiful hardwood flooring on the main floor, landscaped yard and under the cabinet lighting in the kitchen. The property has a central air conditioning unit. This home is ideal for first time buyers, a small family with children and those looking to downsize in a quiet community.

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450006  |
| Price      | \$229,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,139             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 100 Marlborough Place |
| Area        | Edmonton              |
| Subdivision | Ormsby Place          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 1Y6               |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Stall                                                                                         |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Brick Facing                                                                                                                 |
| Stories      | 3                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 28th, 2025  
Days on Market                51  
Zoning                              Zone 20  
Condo Fee                        \$324

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