

## \$235,000 - 211 Marlborough Place, Edmonton

MLS® #E4428684

**\$235,000**

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Callingwood 4 bedroom Townhouse. Reliable tenants want to stay. Upgraded Bungalow style townhouse with 4 bedrooms (2 + 2) and 2 full bathrooms. 1006 square feet on main level has vinyl flooring throughout. The open Living Dining area features a woodburning corner fireplace and large window. The well kept Compact kitchen features newer appliances. Bungalow means inside there are no stairs to access main level kitchen, bedrooms and living/ dining area. The fully finished lower level has large open carpeted family room, two large bedrooms with vinyl plank flooring, a three piece bath and plenty of storage. The large utility area has front loading washer and dryer plus an energy efficient furnace and hot water tank. Condo Fees include exterior maintenance and snow removal. Recent upgrades include vinyl windows and shingles. 2 parking stalls - one assigned and one rented. Ormsby Place is a respectable neighborhood close to everything you need.

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428684  |
| Price     | \$235,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,006             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 211 Marlborough Place |
| Area        | Edmonton              |
| Subdivision | Ormsby Place          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 1Y6               |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 2                                                               |
| Parking        | 2 Outdoor Stalls                                                |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Fireplace    | Yes                                                                                  |
| Fireplaces   | Corner, Masonry                                                                      |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |

Foundation Concrete Perimeter

### Additional Information

Date Listed April 2nd, 2025

Days on Market 31

Zoning Zone 20

Condo Fee \$305



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Listing information last updated on May 3rd, 2025 at 4:17pm MDT