

Courtesy Of Lindsey Mitchell Of 2% Realty Pro

## \$199,000 - 197 Marlborough Place, Edmonton

MLS® #E4428976

**\$199,000**

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Situated just minutes from West Edmonton Mall, this home is also close to excellent schools, parks, shopping, public transit and major roadways, including Anthony Henday and Whitemud Drive, making this location is ideal for families and professionals. Located in the heart of Ormsby Place in west Edmonton, this cozy 4-bedroom, 2-bathroom townhouse offers incredible potential for Investors & Homeowners. Previously tenanted, this home is in need of some TLC, making it a perfect opportunity for those looking to add their personal touch. The two-storey layout provides ample living space, while the east-facing yard offers a decently sized fenced area to enjoy the morning sun. Whether you're an investor looking for a rental opportunity or a buyer ready to create your dream home, this townhouse is full of potential. Unit has been professionally painted prior to being listed and has had a brand new hot water tank installed (2025). Don't miss out!

Built in 1977

### Essential Information

MLS® # E4428976

Price \$199,000

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,024             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 197 Marlborough Place |
| Area        | Edmonton              |
| Subdivision | Ormsby Place          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 1Y6               |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking-Visitor |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Dryer, Washer             |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | See Remarks               |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 3rd, 2025  
Days on Market                38  
Zoning                              Zone 20  
Condo Fee                        \$320

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