

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

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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                30  
Zoning                              Zone 20  
Condo Fee                        \$305



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