

## \$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                15  
Zoning                              Zone 20  
Condo Fee                        \$320

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Listing information last updated on April 18th, 2025 at 10:32am MDT