

## \$199,900 - 210 Marlborough Place, Edmonton

MLS® #E4441607

**\$199,900**

2 Bedroom, 1.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

**LOVELY END UNIT! ACROSS FROM GREENSPACE!** This unique 2 bedroom bungalow style townhouse is a rare find! Blending comfort, convenience & charm! Located walking distance to schools, parks, Jamie Platz YMCA, Lois Hole Library, baseball diamonds, soccer fields, skate park, off leash dog area, Callingwood Square shopping centre & seasonal farmers market. Fresh paint throughout gives this unit a bright, modern feel while preserving the original character. Featuring an open floor plan with vaulted shiplap ceiling & traditional wood burning fireplace. The unfinished basement provides ample storage space with future development potential & an opportunity to add your own personal touches. Enjoy outdoor living in the beautifully landscaped west facing yard that is fully fenced for privacy. Complete with a peaceful sitting bench - perfect for morning coffee or evening relaxation. Comes with 1 energized stall & tons of street parking directly beside the unit. Clean well managed complex. **ALLOWS PETS! HOME SWEET HOME!**

Built in 1977

### Essential Information

MLS® # E4441607

Price \$199,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	210 Marlborough Place
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y6

### **Amenities**

Amenities	On Street Parking, No Animal Home, Parking-Plug-Ins, Vaulted Ceiling
Parking	Stall

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 20
Condo Fee	\$305

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