

Courtesy Of Cassie Weber Of Century 21 Masters

## \$279,999 - 197 Marlborough Place, Edmonton

MLS® #E4453429

**\$279,999**

4 Bedroom, 2.00 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

Welcome to this fully renovated 2 storey townhouse in the desirable West end community of Ormsby Place—UPGRADED from top to bottom! The spacious and open concept floor plan expands throughout all 1130 Sq Ft. This bright & neutral space features a spacious living room fitted w/ a shiplap backing fireplace, a separate dining area, and a modern kitchen w/ SS appliances. As you make your way upstairs, you'll discover a generously sized primary bedroom, along with two additional bedrooms, all providing ample closet space and finished with an upper exterior patio. The upper level is completed with a spa like 4pc bathroom. Downstairs, the fully finished basement expands your living space with a private bedroom, full bathroom, and an expansive recreation area designed for relaxing or entertaining. The space is completed w/ a washer & dryer. Enjoy a fully fenced front yard, an assigned parking stall, & a location that's close to shopping, schools & all amenities! All new plumbing & electrical—top to bottom reno.



Built in 1977

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453429  |
| Price  | \$279,999 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,130             |
| 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 | On Street Parking, No Smoking Home, Parking-Extra, Parking-Plug-Ins, See Remarks |
| Parking   | Stall                                                                            |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ormsby School  
Middle                              S. Bruce Smith School  
High                                 Jasper Place School

**Additional Information**

Date Listed                      August 17th, 2025  
Days on Market                14  
Zoning                              Zone 20  
Condo Fee                        \$327

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