

## \$239,999 - 140 Marlborough Place, Edmonton

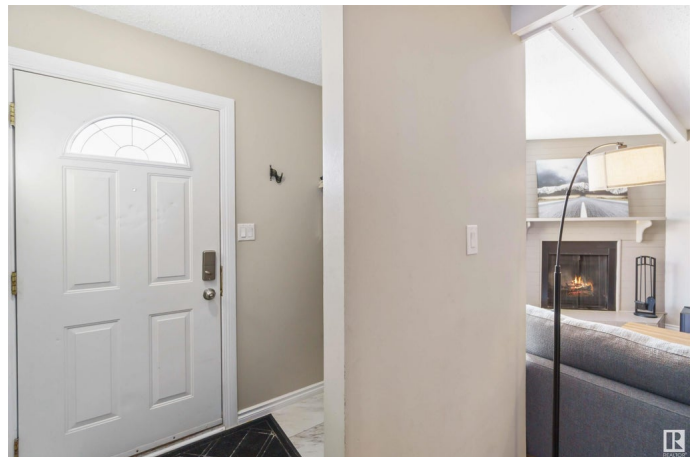
MLS® #E4422676

**\$239,999**

3 Bedroom, 1.00 Bathroom, 1,019 sqft  
Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

UPGRADED AND OUTSTANDING!  
WELCOME TO ONE OF SW EDMONTON'S BEST...140 MARLBOROUGH PLACE! THIS UPGRADED 2 STORY TOWNHOUSE HAS 3 BEDROOMS, 1 BATHROOM, A FENCED YARD, AND 1019 SQ FT OF ABOVE GRADE LIVING SPACE WITH AN UNFINISHED BASEMENT. THE KITCHEN HAS STAINLESS APPLIANCES, VINYL FLOORS, AND WHITE CABINETS. DINING AREA & KITCHEN OPEN TO LIVING AREA AND SPACIOUS. LIVING ROOM HAS NEW VINYL PLANK FLOORS WITH A PANEL FEATURE WALL AND A WOOD BURNING FIREPLACE. UPPER LEVEL HAS 3 BEDROOMS WITH AN UPPER EXTERIOR PATIO. PRIMARY BEDROOM IS "KING-SIZED" WITH CARPET FLOORS AND A LARGE CLOSET. MAIN BATHROOM IS 4 PIECE WITH AN UPGRADED VANITY AND CERAMIC FLOORS. BASEMENT IS UNSPOILED WITH LAUNDRY AND AMPLE STORAGE. RECENT UPGRADES TO PROPERTY INCLUDE A NEWER FURNACE, NEW HOT WATER TANK (2023), PAINT, CARPET, VINYL FLOORS, VINYL WINDOWS, UPGRADED SHINGLES, AND NEWER APPLIANCES. PROPERTY INCLUDES 2 ASSIGNED PARKING STALLS AND A FENCED YARD. CONDO FEES INCLUDE EXTERIOR INSURANCE AND LAWN/SNOW REMOVAL.



Built in 1977

## Essential Information

MLS® #	E4422676
Price	\$239,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,019
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	140 Marlborough Place
Area	Edmonton
Subdivision	Ormsby Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y6

## Amenities

Amenities	Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	Parking Pad Cement/Paved

## Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes

Basement Full, Unfinished

## Exterior

Exterior Wood, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, View City

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## Additional Information

Date Listed February 24th, 2025

Days on Market 18

Zoning Zone 20

Condo Fee \$364

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 9:47am MDT