# \$1,199,000 - 12 Marlboro Road, Edmonton

MLS® #E4421900

## \$1,199,000

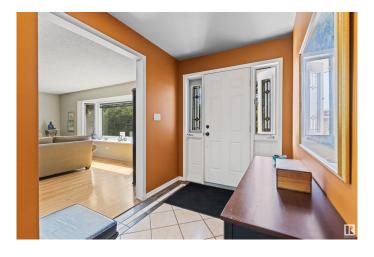
4 Bedroom, 3.50 Bathroom, 2,371 sqft Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to 12 Marlboro Road! This gorgeous property is nestled in a quiet location on a peaceful street, backing onto the stunning river valley trails for unparalleled privacy and nature views! Inside, you'II find an abundance of living space across four bedrooms and four bathrooms. The main floor features a bright kitchen, dining room, living room, family room, a bedroom (or home office), a two piece bathroom, laundry room and access to your 2 car attached garage. Upstairs, the primary bedroom boasts a private balcony, a 3-piece en-suite, and two additional well-sized bedrooms with a shared 4-piece bathroom. The lower level offers an incredible rec room, a 3-piece bathroom, a workshop, and a large utility room. You'II love the easy access to the University of Alberta, Southgate Shopping Centre, grocery stores, and local favorites like Square One Coffee. With both the Whitemud and the Henday nearby, commuting is a breeze. Don't miss this rare opportunity to own in one of the most sought-after locations!







Built in 1969

#### **Essential Information**

MLS® # E4421900 Price \$1,199,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,371 Acres 0.00

Year Built 1969

Type Single Family

Sub-Type Detached Single Family

Style 3 Level Split

Status Active

## **Community Information**

Address 12 Marlboro Road

Area Edmonton

Subdivision Westbrook Estate

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2C3

## **Amenities**

Amenities No Animal Home, No Smoking Home, Patio

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator,

Stove-Countertop Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back

Lane, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood

Foundation Concrete Perimeter

### **School Information**

Elementary Westbrook Elementary

Middle Vernon Barford

High Harry Ainlay

## **Additional Information**

Date Listed February 17th, 2025

Days on Market 61

Zoning Zone 16

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 April 19th, 2025 at 8:02pm MDT