

# **\$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, youâ€™ll 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. Youâ€™ll 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. Donâ€™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	74
Zoning	Zone 16

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