

## \$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 | 75                  |
| Zoning         | Zone 16             |

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Listing information last updated on May 3rd, 2025 at 3:47am MDT