

\$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



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 7:47am MDT