



## Edmonton Alberta

\$1,249,000

Amazing opportunity in the prestigious WESTBROOK ESTATES! BACKING WHITEMUD RAVINE! EXTRA WIDE 12,650 sqft PRIVATE lot on Marlboro Road that can accompany your future dream home! This 2,228 sqft architectural bungalow features 3 generous sized bedrooms & 2 baths on the main floor. When you walk in you are welcomed into a living room with soaring vaulted ceilings & plenty of windows providing a flood of natural light. A kitchen/family room & dining room complete the main floor. Downstairs features a large rumpus room, full bath & ample storage. Oversized double/heated attached garage. Backyard features several multi-level decks, immersing you into the tranquility of the ravine. NEW ROOF (2022). Only a 5 min walk to Whitemud Ravine Trailhead, leading you to all the beautiful walking trails in the city! You are close to the best schools in the city including Westbrook School & Vernon Barford, as well as shopping, parks, The Derrick Golf Club & Snow Valley ski hill. Welcome home! (id:6769)

Living room 5.08 m X 6.96 m

Dining room 3.3 m X 7.14 m

Kitchen 2.66 m X 2.75 m

Family room 3.24 m X 5.5 m

Primary Bedroom 3.38 m X 5.5 m

Bedroom 2 4.57 m X 4.2 m

Bedroom 3 3.57 m X 3.84 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.chloesells.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)