



## 7 MARLBORO Road Edmonton AB

\$999,000

Located on a beautiful quiet street on a very large lot with mature trees and one of the best school catchments in the City of Edmonton! This lovely 1864 square foot home has 4 bedrooms and 3 bathrooms. There are 3 bedrooms and 2 baths in the upper level. The main floor features a living room, formal dining room, kitchen, breakfast nook, family room, den and a large bathroom/mudroom. The full basement has a family room, playroom, bedroom, office space and laundry/kitchenette, as well as huge amounts of storage in the utility room (with newer hot water tank) There is also a 2 car attached garage. This house has so much potential to be the open concept home of your dreams, or build your dream home in this incredible location! Walking distance to several schools, ravine nature trails, a great coffee shop and quick driving access to the Whitemud, Southgate, U of A, and every amenity you could need. Welcome Home!

Listing Presented By:



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