Edmonton Alberta

$1,199,000

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, you'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. You'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. Don't miss this rare opportunity to own in one of the most sought-after locations! (id:6769)

Second Kitchen 2.2 m X 3.14 m	Family room 7.3 m X 3.5 m
Recreation room 6.96 m X 4.61 m	Bedroom 4 3.96 m X 2.93 m
Workshop 6.28 m X 3.93 m	Bonus Room 3.1 m X 3.99 m
Utility room 9.3 m X 8.84 m	Laundry room 3.26 m X 2.94 m
Storage 1.76 m X 2.1 m	Primary Bedroom 4.18 m X 3.56 m
Living room 6.33 m X 4.72 m	Bedroom 2 3.5 m X 2.97 m
Dining room 2.55 m X 4.53 m	Bedroom 3 2.97 m X 4.06 m
Kitchen 2.8 m X 3.99 m	

Listing Presented By:

RE/MAX

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