



## 12 MARLBORO Road Edmonton AB

\$1,199,000

Welcome to this 4 bed 4 bath home 2371 sq ft home located in a very quiet street and backing onto the beautiful tree filled ravine for a private oasis. There are 3 levels of balconies and decks that allow you to sit amongst nature. Locations like this one are hard to come by! Inside you will find so much living space. On the main floor is your kitchen, dining room, living room, family room, bedroom (or home office), bathroom, and laundry. Upstairs you will find the primary bedroom with 3 piece en-suite, beautiful balcony, 2 more good sized bedrooms and a 4 piece bathroom. In the basement there is the most amazing rec room with a kitchenette, 3 piece bathroom, workshop, and large utility room. To finish off this amazing home is a yard for kids to play, a 2 car attached garage and close proximity to so many amenities (including Square one coffee!), ravine nature trails, Snow Valley ski hill and adventure park, groceries, and so many schools within walking distance! With the Whitmud and the Henday nearby.

Listing Presented By:



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