

# \$1,218,000 - 41 Marlboro Road, Edmonton

MLS® #E4430210

**\$1,218,000**

4 Bedroom, 3.50 Bathroom, 2,592 sqft  
Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Nestled on a tree-lined street in prestigious Westbrook Estate, this beautifully maintained 2,600 sqft home sits on a sprawling 11248 sqft lot. The main floor features a formal living and dining room, a den, a cozy family room with views of the lush backyard, and a spacious mudroom leading to an oversized dbl attached garage. The updated kitchen blends functionality and style. Upstairs offers 3 generously sized bedrooms and 2 baths. The fully finished basement includes an additional bedroom, gym, entertainment room, a full bath and laundry. Thoughtful upgrades include kitchen, all bathrooms, some windows and flooring. This is a home that blends timeless elegance with modern comfort. Steps to the ravine and top-rated schools, and minutes to the U of A, Century Park, Derrick Club and more. The name Westbrook Estate speaks for itself—“an unparalleled location in one of Edmonton’s most coveted communities.



Built in 1971

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4430210    |
| Price      | \$1,218,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,592                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 41 Marlboro Road |
| Area        | Edmonton         |
| Subdivision | Westbrook Estate |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2C7          |

### **Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Detectors Smoke, Patio, See Remarks |
| Parking   | Double Garage Attached              |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Wood Shingles  |
| Construction      | Wood, Stone  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market       9  
Zoning                 Zone 16

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