

\$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 10
Zoning Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on April 20th, 2025 at 12:02pm MDT