

\$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 22
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 May 2nd, 2025 at 8:32pm MDT