

# \$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      12  
Zoning                 Zone 16

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