

\$525,000 - 11607 40 Avenue, Edmonton

MLS® #E4427991

\$525,000

3 Bedroom, 2.50 Bathroom, 1,482 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Live in the heart of Greenfield, directly across from a park and schoolâ€”perfect for families. This beautifully upgraded 3-bedroom home puts you close to top-rated schools, transit, shopping, golf, Snow Valley, and Southgate Centre. Step inside to a stylish open-concept kitchen with a stunning waterfall island, premium appliances, sleek glass tile backsplash, and built-in dishwasherâ€”ideal for entertaining or casual meals. A bright sunroom with a cozy fireplace and skylight offers comfort year-round. Upstairs, the spacious primary suite includes a chic 2-piece ensuite, joined by two more generous bedrooms and a refreshed full bathroom. The lower level features a large recreation space, a new full bathroom, and modern utility and laundry areas. Recent renovations include new plumbing, furnace, electric hot water tank, updated electrical panel, windows, roof, gutters, lighting, doors, and fencing. ****Rear landscaping & Fence Included**** -this home perfectly blends location, style, and convenience.

Built in 1966

Essential Information

MLS® # E4427991

Price \$525,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,482 |
| Acres | 0.00 |
| Year Built | 1966 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11607 40 Avenue |
| Area | Edmonton |
| Subdivision | Greenfield |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0R7 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025

Days on Market 35

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 4:32am MDT