# \$725,000 - 11539 40 Avenue, Edmonton

MLS® #E4430681

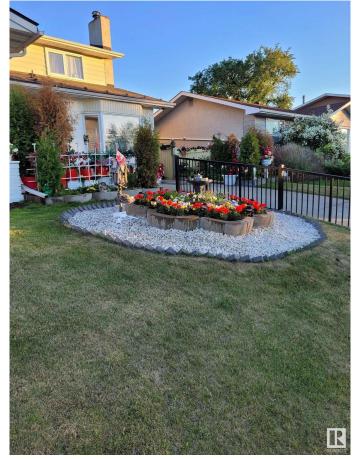
#### \$725,000

8 Bedroom, 4.50 Bathroom, 2,852 sqft Single Family on 0.00 Acres

Greenfield, Edmonton, AB

This grand 8-bedroom, 4.5-bath home offers exceptional space and comfort for large or extended families. Located in a highly sought-after neighborhood directly across from a school, this well-maintained property features an entertainer's dining area, a cozy family room with a wood-burning fireplace, a spacious primary suite, and a maintenance-free exterior with a privacy fence. The oversized, heated garage provides plenty of room for vehicles, storage, or hobbies, while the beautifully landscaped yard adds to the home's curb appeal. Numerous recent updates provide peace of mind, including newer windows, exterior doors, shingles, a hot water tank (2021), new dishwasher (2023), front-load washer and dryer, two new high-efficiency furnaces (2023), and two new central air conditioning units (2023). An expensive metal roof was installed approximately 10 years ago, offering long-lasting durability. This home is perfectly positioned within walking distance to schools, parks, bus routes.





Built in 1971

# **Essential Information**

MLS® # E4430681 Price \$725,000 Bedrooms 8

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,852

Acres 0.00

Year Built 1971

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 11539 40 Avenue

Area Edmonton
Subdivision Greenfield
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 0R7

## **Amenities**

Amenities Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home,

Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator,

Stove-Electric, Washer, Water Softener

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Metal

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

## **School Information**

Elementary Richards Secord School

Middle Vernon Barford

High Harry Ainlay

# **Additional Information**

Date Listed April 13th, 2025

Days on Market 19

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 7:02am MDT