

## \$460,000 - 6039 40 Avenue, Edmonton

MLS® #E4461837

**\$460,000**

5 Bedroom, 3.00 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Spacious 5 bedroom 1,476 sq. ft. bungalow on a massive corner lot just a few blocks from the new LRT. This well designed home features a sunken living room with hardwood floors, vaulted ceilings, and a new electric fireplace with trim kit. The bright kitchen offers oak cabinets, a bay window, and opens to a large dining area overlooking the living room. The main floor includes three bedrooms, including a primary suite with hardwood floors, mirrored closet doors, and a 4 piece ensuite. The fully finished basement offers two additional bedrooms, a 3 piece bath, laundry room, and a large Rec room & Ample storage. Recent updates Last 10 years include shingles, eavestroughs, furnace, and hot water tank. Complete with central air conditioning, all appliances, and an attached double garage. Close to schools, Greenview Park, and public transit, this is an ideal family home in a fantastic location.

Built in 1987

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461837  |
| Price      | \$460,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,477                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6039 40 Avenue       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 3P6              |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Open Beam, Parking-Extra, Patio, Vaulted Ceiling |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Corner Lot, Golf Nearby, Hillside, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

Date Listed            October 11th, 2025

Days on Market      4

Zoning                Zone 29

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Listing information last updated on October 15th, 2025 at 2:17am MDT