

## \$544,999 - 1847 40 Street, Edmonton

MLS® #E4442401

**\$544,999**

5 Bedroom, 3.00 Bathroom, 1,249 sqft  
Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Luxurious 5-Bedroom Bi-Level Backing onto Green Space in Daly Grove! This stunning home offers 2378 Sq Ft of living space, featuring 5 spacious bedrooms, 2 fully equipped kitchens, and 3 modern washrooms. Upgraded with modern features: maple glass railings, new plumbing and electrical, premium vinyl flooring, and stylish new windows, doors, and door casings. Enjoy peaceful mornings and evenings on your newly built deck, overlooking serene green space. Ample natural light throughout the home. Perfect blend of convenience and community: nearby grocery stores, Gurudwara Sahib, parks. Backyard access to Daly Grove School - a perfect convenience for families & Easy access to major transportation routes. Basement features a railed side entrance and sump pump, with a second kitchen. Attached 2-car garage and ample street parking make it perfect for hosting guests. This fully renovated bi-level home offers the perfect blend of luxury, convenience, and community. Don't miss out on this fantastic opportunity!

Built in 1979

### Essential Information

MLS® #	E4442401
Price	\$544,999



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,249
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1847 40 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3H3

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Guest Suite, Hot Water Natural Gas, Patio, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	Zone 29

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 June 17th, 2025 at 3:32am MDT