

## \$499,750 - 6136 40 Avenue, Edmonton

MLS® #E4443395

**\$499,750**

5 Bedroom, 2.00 Bathroom, 955 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

BEAUTIFUL HOME W/ BASEMENT SUITE (no permit), LARGE GARAGE, GREAT NEIGHBOURHOOD, NEAR WALKING TRAILS, LRT STN, BUS STOP, BACKING GOLF COURSE, UNREAL YARD & LANDSCAPE, & TRULY UNMATCHED PRIDE OF OWNERSHIP!! Shingles, Belt driven Grg dr opener[Chamberlain], Comm. grade vinyl plank, [EZ-lay Ecolay], Electrolux Central Vac - all 2014; Thermocraft Grg dr, Siding[Canexcel Ridgewood (color:Acadia)], Vinyl triple pane windows[Galaxy], Doors, soffit, soffit lighting, eavestroughs, Custom shed w/secure rollup door, Modine Hot Dawg Grg htr all in 2015, 50 gallon Bradford-White Defender HWT ('15 inst. 2017), Carrier Infinity Furnace - 2017, TWO Upgraded kitchens, bathrooms, bsmt. suite, Main floor fridge, 2 DW's, 2 Frigidaire Gallery fingerprint resistant dark stainless steel rangehood microwaves, Samsung Washer & dryer - all new in 2018, Retaining walls, sidewalk, fence, backyard - 2021-2022, Alum.rails - 2023, A/C -2024[Keeprite], Kitchen taps -2025. AMAZING LOCATION! 2 GEN. FAM? ADULT KIDS? NEED 2ND KITCHEN? WOW!!

Built in 1978

### Essential Information

MLS® #

E4443395



|                |                        |
|----------------|------------------------|
| Price          | \$499,750              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 955                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6136 40 Avenue       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1N7              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, No Smoking Home, Patio, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage Shed, Vacuum System Attachments, Vacuum Systems, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 29         |

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Listing information last updated on August 27th, 2025 at 8:32pm MDT