

# **\$549,975 - 6136 40 Avenue, Edmonton**

MLS® #E4443395

**\$549,975**

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**

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Price	\$549,975
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	11
Zoning	Zone 29

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Listing information last updated on July 1st, 2025 at 7:32am MDT