

\$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

MLS® #

E4443395



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	10
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 30th, 2025 at 6:17am MDT