

## \$725,000 - 11539 40 Avenue, Edmonton

MLS® #E4430681

**\$725,000**

8 Bedroom, 4.50 Bathroom, 2,852 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

This grand 8-bedroom, 4.5-bath home offers exceptional space and comfort for large or extended families. Located in a highly sought-after neighborhood directly across from a school, this well-maintained property features an entertainer's dining area, a cozy family room with a wood-burning fireplace, a spacious primary suite, and a maintenance-free exterior with a privacy fence. The oversized, heated garage provides plenty of room for vehicles, storage, or hobbies, while the beautifully landscaped yard adds to the home's curb appeal. Numerous recent updates provide peace of mind, including newer windows, exterior doors, shingles, a hot water tank (2021), new dishwasher (2023), front-load washer and dryer, two new high-efficiency furnaces (2023), and two new central air conditioning units (2023). An expensive metal roof was installed approximately 10 years ago, offering long-lasting durability. This home is perfectly positioned within walking distance to schools, parks, bus routes.

Built in 1971

### Essential Information

MLS® # E4430681

Price \$725,000



Bedrooms	8
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,852
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11539 40 Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools,

	Shopping Nearby
Roof	Metal
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Richards Secord School
Middle	Vernon Barford
High	Harry Ainlay

### Additional Information

Date Listed	April 13th, 2025
Days on Market	8
Zoning	Zone 16

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 April 20th, 2025 at 9:31pm MDT

