

\$559,000 - 5932 40 Avenue, Edmonton

MLS® #E4445387

\$559,000

6 Bedroom, 3.00 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this beautifully upgraded bi-level home, perfectly located in the Greenview community. With extensive renovations valued at \$100,000, this home offers both luxurious living and excellent investment potential. Featuring a total of 6 spacious bedrooms and 3 full bathrooms. The main floor boasts a modern, open-concept layout with a bright living room, stunning feature walls, an electric fireplace, and custom shelving in closets. Enjoy cooking in the contemporary kitchen complete with updated cabinetry and fixtures, alongside a separate dining area perfect for family gatherings. Three well-sized bedrooms and two full bathrooms complete the upper level. All windows are brand new, enhancing energy efficiency and natural light. The basement suite(NO PERMIT) offers additional living space with a second kitchen, three generous bedrooms, a full bathroom. Outside, enjoy an oversized detached double garage, RV parking, and a spacious driveway. Don't miss the opportunity to see this house.

Built in 1979

Essential Information

MLS® # E4445387

Price \$559,000

Bedrooms 6



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,187 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5932 40 Avenue |
| Area | Edmonton |
| Subdivision | Greenview (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 1A9 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,
See Remarks

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 4 |
| Zoning | Zone 29 |

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