

\$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



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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 | 19 |
| Zoning | Zone 29 |

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Listing information last updated on July 9th, 2025 at 6:47pm MDT