

## \$546,000 - 5932 40 Avenue, Edmonton

MLS® #E4445387

**\$546,000**

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 \$546,000

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 | 46             |
| Zoning         | Zone 29        |

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