Courtesy Of John Fraser Of MaxWell Challenge Realty

$509,000 - 6041 40 Avenue, Edmonton

MLS® #E4453623

$509,000
4 Bedroom, 3.00 Bathroom, 1,389 sqft
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Bright spacious family home! 4 level split, close to all amenities, parks & 1 block to the golf course! Awesome 3 + 1 Bed, 3 full Bath, vinyl flooring and hardwood gleams! Some fresh paint, kitchen with stainless steel appliances. Great gas fireplace in your family room & double jetted tub in adjacent bath. Head down stairs to your bar with office/den in fully developed basement! 2000+ ft of fully finished space... & a double gate in back yard fence for access / RV! Assume tenant for fast possession. Excellent family home or lucrative rental property. Pictures are from 2019 when vacant (kitchen cabs have been repainted darker as shown in first 3 kitchen pictures taken in Aug 2025)

Built in 1987

Essential Information

MLS® #	E4453623
Price	$509,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,389
Acres	0.00
Year Built	1987
Type	Single Family

Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	6041 40 Avenue
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P6

Amenities

Amenities	Bar, Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Oak Surround, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Greenview, John Paul I

Middle	Hillview
High	Harry Ainley, WP Wagner

Additional Information

Date Listed	August 19th, 2025
Days on Market	31
Zoning	Zone 29

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Listing information last updated on September 19th, 2025 at 12:47am MDT