

## \$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	16
Zoning	Zone 29

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 July 18th, 2025 at 1:02am MDT