

## \$209,500 - 5979 40 Avenue, Edmonton

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MLS® #E4453390

**\$209,500**

2 Bedroom, 1.00 Bathroom, 1,394 sqft

Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to a one-of-a-kind townhouse in the desirable community of Greenview® offering style, space, and value all in one! This top-floor corner unit lives like a private penthouse with its own separate staircase entry and a flexible lower level perfect for a home office, studio, or simply loads of extra storage. Step out onto your expansive private balcony and take in peaceful, unobstructed views of the surrounding park®—an ideal spot to unwind. Inside, you™ find a tastefully updated interior with modern touches throughout. The bright and functional kitchen features quartz countertops and soft-close cabinetry, while the open living space is anchored by a cozy corner gas fireplace with a charming wood mantle. The oversized bathroom has been beautifully redone, offering both comfort and a touch of luxury. Whether you're a first-time buyer, downsizing, or investing, this unique home stands out from the rest.

Built in 1979

### Essential Information

MLS® #	E4453390
Price	\$209,500
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,394
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5979 40 Avenue
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P6

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	3

Zoning                      Zone 29

RE / Bank Owned    Yes

Condo Fee                \$537

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