

## \$495,000 - 6041 40 Avenue, Edmonton

MLS® #E4453623

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

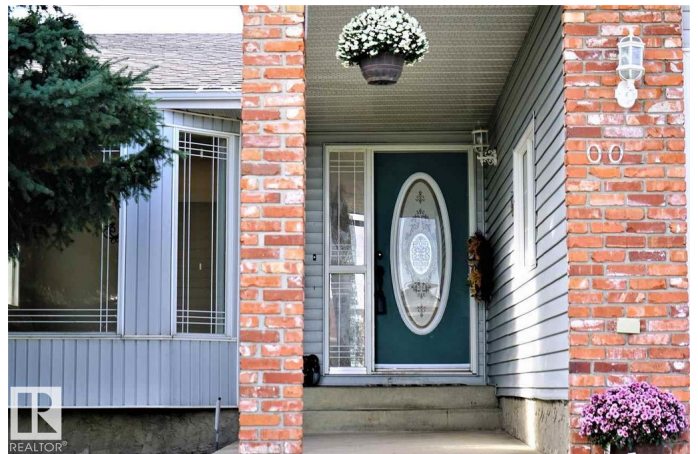
Greenview (Edmonton), Edmonton, AB

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          | \$495,000     |
| 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 | 47                |
| Zoning         | Zone 29           |

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Listing information last updated on October 5th, 2025 at 1:47pm MDT