

# \$525,000 - 11607 40 Avenue, Edmonton

MLS® #E4427991

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,482 sqft  
Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Live in the heart of Greenfield, directly across from a park and schoolâ€”perfect for families. This beautifully upgraded 3-bedroom home puts you close to top-rated schools, transit, shopping, golf, Snow Valley, and Southgate Centre. Step inside to a stylish open-concept kitchen with a stunning waterfall island, premium appliances, sleek glass tile backsplash, and built-in dishwasherâ€”ideal for entertaining or casual meals. A bright sunroom with a cozy fireplace and skylight offers comfort year-round. Upstairs, the spacious primary suite includes a chic 2-piece ensuite, joined by two more generous bedrooms and a refreshed full bathroom. The lower level features a large recreation space, a new full bathroom, and modern utility and laundry areas. Recent renovations include new plumbing, furnace, electric hot water tank, updated electrical panel, windows, roof, gutters, lighting, doors, and fencing. Set on a 577 m<sup>2</sup> lot (54x115), this home perfectly blends location, style, and convenience.

Built in 1966

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427991  |
| Price    | \$525,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,482                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11607 40 Avenue |
| Area        | Edmonton        |
| Subdivision | Greenfield      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0R7         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## **Additional Information**

Date Listed            March 28th, 2025

Days on Market      12

Zoning                Zone 16

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Listing information last updated on April 9th, 2025 at 7:32pm MDT