

## \$550,000 - 10579 40 Street, Edmonton

MLS® #E4452920

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,670 sqft  
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Discover this 1670 sq ft bright and spacious home in Gold Bar, Edmonton! The main floor is flooded with natural light, featuring a generous living room with large windows overlooking the neighborhood, a dining area, and a cozy breakfast nook. The well-lit kitchen boasts bright cabinetry, ample counter space, a pantry, double sinks, and access to the deck. A main-floor bedroom and a 3-piece bathroom complete this level. Upstairs, youâ€™ll find three carpeted bedrooms and a 3-piece bathroom. The fully finished basement offers a spacious recreation room, a laundry room, utility and storage areas, and a primary suite with a walk-in closet and a 4-piece ensuite. Outside, enjoy an oversized triple detached and heated garage complete with 10 foot access doors, workbenches and built-in storage, RV parking and a maintenance free backyard backing onto greenspace and the ravine. A fantastic opportunity in a sought-after neighborhood!

Built in 1958

### Essential Information

MLS® #	E4452920
Price	\$550,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,670
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10579 40 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1S9

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Heated, Insulated, RV Parking, Triple Garage Detached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Creek, Fenced, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Ravine View, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Gold Bar Elementary School
Middle	St. Nicholas Catholic
High	Eastglen High School

**Additional Information**

Date Listed	August 14th, 2025
Zoning	Zone 19

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Listing information last updated on August 14th, 2025 at 7:17pm MDT