

\$460,000 - 6039 40 Avenue, Edmonton

MLS® #E4461837

\$460,000

5 Bedroom, 3.00 Bathroom, 1,477 sqft
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Spacious 5 bedroom 1,476 sq. ft. bungalow on a massive corner lot just a few blocks from the new LRT. This well designed home features a sunken living room with hardwood floors, vaulted ceilings, and a new electric fireplace with trim kit. The bright kitchen offers oak cabinets, a bay window, and opens to a large dining area overlooking the living room. The main floor includes three bedrooms, including a primary suite with hardwood floors, mirrored closet doors, and a 4 piece ensuite. The fully finished basement offers two additional bedrooms, a 3 piece bath, laundry room, and a large Rec room & Ample storage. Recent updates Last 10 years include shingles, eavestroughs, furnace, and hot water tank. Complete with central air conditioning, all appliances, and an attached double garage. Close to schools, Greenview Park, and public transit, this is an ideal family home in a fantastic location.

Built in 1987

Essential Information

MLS® #	E4461837
Price	\$460,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,477
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6039 40 Avenue
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P6

Amenities

Amenities	Air Conditioner, Open Beam, Parking-Extra, Patio, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Hillside, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 11th, 2025

Days on Market 3

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 October 13th, 2025 at 10:02pm MDT