

## \$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. **\*\*Rear landscaping & Fence Included\*\*** -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                34

Zoning                            Zone 16

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