

Courtesy Of John Fraser Of MaxWell Challenge Realty

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

MLS® #E4453623

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,389 sqft  
Single Family on 0.00 Acres

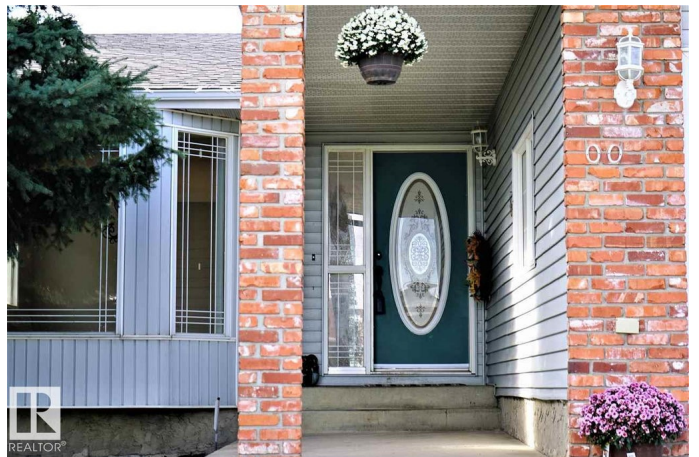
Greenview (Edmonton), Edmonton, AB

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
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Middle Hillview  
High Harry Ainley, WP Wagner

### **Additional Information**

Date Listed August 19th, 2025  
Days on Market 60  
Zoning Zone 29

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Listing information last updated on October 18th, 2025 at 7:32pm MDT