

## \$699,000 - 11539 40 Avenue, Edmonton

MLS® #E4444469

**\$699,000**

8 Bedroom, 4.50 Bathroom, 2,852 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

This grand 8-bedroom, 4.5-bath home offers exceptional space and comfort for large or extended families. Located in a highly sought-after neighborhood directly across from a school, this well-maintained property features an entertainer's dining area, a cozy family room with a wood-burning fireplace, a spacious primary suite, and a maintenance-free exterior with a privacy fence. The oversized, heated garage provides plenty of room for vehicles, storage, or hobbies, while the beautifully landscaped yard adds to the home's curb appeal. Numerous recent updates provide peace of mind, including newer windows, exterior doors, shingles, a hot water tank (2021), new dishwasher (2023), front-load washer and dryer, two new high-efficiency furnaces (2023), and two new central air conditioning units (2023). An expensive metal roof was installed approximately 10 years ago, offering long-lasting durability. This home is perfectly positioned within walking distance to schools, parks, bus routes.

Built in 1971

### Essential Information

MLS® # E4444469

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,852                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11539 40 Avenue |
| Area        | Edmonton        |
| Subdivision | Greenfield      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0R7         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                           |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, |

|              |                     |
|--------------|---------------------|
|              | Shopping Nearby     |
| Roof         | Metal               |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Richards Secord School |
| Middle     | Vernon Barford         |
| High       | Harry Ainlay           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 16         |

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Listing information last updated on August 21st, 2025 at 9:17am MDT