

\$565,000 - 11607 40 Avenue, Edmonton

MLS® #E4423713

\$565,000

3 Bedroom, 2.50 Bathroom, 1,471 sqft
Single Family on 0.00 Acres

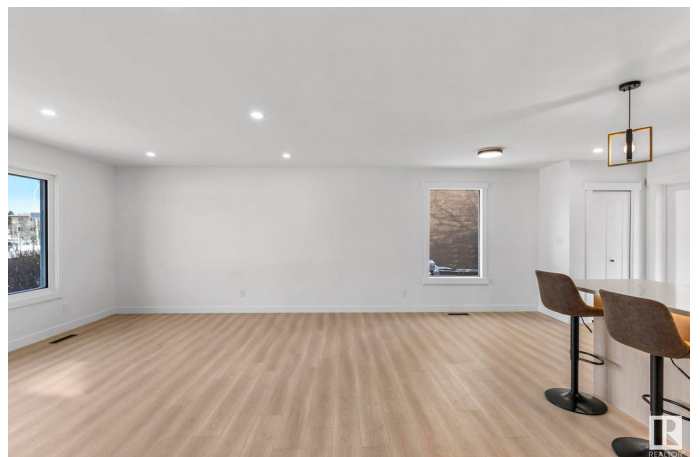
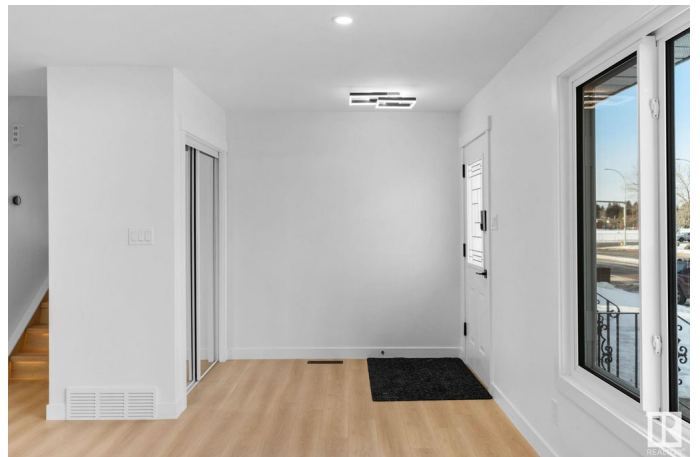
Greenfield, Edmonton, AB

This fully renovated 3-bedroom home in the sought-after Greenfield neighborhood is move-in ready. The new owner won't have to worry about a thing. The main level boasts an open-concept kitchen with a stunning waterfall island, high-end appliances, built-in dishwasher, and glass tile backsplash—ideal for entertaining. Adjacent to the kitchen is a sunroom with a cozy fireplace and skylight, perfect for year-round relaxation. Upstairs, you'll find three spacious bedrooms, including a primary suite with a 2-piece ensuite, and a stylish full bathroom. The lower level offers a versatile recreation room, a new full bathroom, and utility and laundry areas. Upgrades include but not limited to: New plumbing, furnace, electric hot water tank, updated electrical panel, new windows, roof, gutters, lighting fixtures, doors, and fence. Set on a 577 m² lot (54x115), this home is across from a school and park, with easy access to transit, shopping, top-rated schools, golf, Snow Valley, and Southgate—ideal for families.

Built in 1966

Essential Information

MLS® #	E4423713
Price	\$565,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,471
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	Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Electric, Insulation-Upgraded, Smart/Program. Thermostat, Skylight, Sunroom
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Shopping Nearby, Ski Hill

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	Zone 16

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 March 14th, 2025 at 7:32am MDT