

## \$499,900 - 11607 40 Avenue, Edmonton

MLS® #E4434812

**\$499,900**

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 school—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 dishwasher—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, and doors. This home perfectly blends location, style, and convenience.

Built in 1966

### Essential Information

MLS® # E4434812

Price \$499,900

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            May 6th, 2025  
Days on Market      6  
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 May 12th, 2025 at 2:32pm MDT