

\$575,000 - 10579 40 Street, Edmonton

MLS® #E4433853

\$575,000

5 Bedroom, 3.00 Bathroom, 1,670 sqft
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Discover this bright and spacious home in Gold Bar, Edmonton! The main floor is flooded with natural light, featuring a generous living room with large windows overlooking the neighborhood, a dining area, and a cozy breakfast nook. The well-lit kitchen boasts bright cabinetry, ample counter space, a pantry, double sinks, and access to the deck. A main-floor bedroom and a 3-piece bathroom complete this level. Upstairs, you'll find three carpeted bedrooms and a 3-piece bathroom. The fully finished basement offers a spacious recreation room, a laundry room, utility and storage areas, and a primary suite with a walk-in closet and a 4-piece ensuite. Outside, enjoy an oversized triple detached and heated garage complete with 10 foot access doors, workbenches and built-in storage, RV parking and a maintenance free backyard backing onto greenspace and the ravine. A fantastic opportunity in a sought-after neighborhood!

Built in 1958

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4433853 |
| Price | \$575,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,670 |
| Acres | 0.00 |
| Year Built | 1958 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10579 40 Street |
| Area | Edmonton |
| Subdivision | Gold Bar |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 1S9 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking | Heated, Insulated, RV Parking, Triple Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Creek, Fenced, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Ravine View, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025

Days on Market 27

Zoning Zone 19

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