

## \$550,000 - 10579 40 Street, Edmonton

MLS® #E4452920

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Discover this 1670 sq ft 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, youâ€™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® #    | E4452920  |
| Price     | \$550,000 |
| 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 |
| Is Waterfront | Yes                                                   |

### 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 |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Gold Bar Elementary School |
| Middle     | St. Nicholas Catholic      |
| High       | Eastglen High School       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 19           |

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Listing information last updated on August 26th, 2025 at 7:32pm MDT