

# \$499,000 - 5932 40 Avenue, Edmonton

MLS® #E4454025

**\$499,000**

6 Bedroom, 3.00 Bathroom, 1,187 sqft  
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Stunning Renovated Bi-Level in Greenview | 6 Beds | 3 Baths Welcome to this beautifully upgraded bi-level home in the heart of Greenview, featuring \$100,000+ in renovations. With 6 spacious bedrooms and 3 full bathrooms, this home offers luxurious living and strong investment potential. The main level boasts an open-concept layout with a bright living room, feature walls, electric fireplace, custom closet shelving, and a modern kitchen with updated cabinetry and fixtures. Three bedrooms and two full baths complete the upper floor. New energy-efficient windows provide plenty of natural light throughout. The basement suite ( without Permit) includes a second kitchen, three additional bedrooms, and a full bath—ideal for extended family or rental use. Outside features include an oversized double detached garage, RV parking, and a large driveway. Don't miss this move-in-ready gem—book your showing today

Built in 1979

## Essential Information

MLS® #	E4454025
Price	\$499,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,187
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5932 40 Avenue
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1A9

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 21st, 2025
Zoning	Zone 29

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Listing information last updated on August 21st, 2025 at 3:32pm MDT