

\$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 . Outside features include an oversized double detached garage, RV parking, and a large driveway. Don't miss this move-in-ready gem

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
Days on Market	15
Zoning	Zone 29

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 September 5th, 2025 at 1:33pm MDT