

## \$449,900 - 6723 40 Avenue, Edmonton

MLS® #E4456090

**\$449,900**

5 Bedroom, 2.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Welcome to this spacious 4-level split home in the desirable community of Michaels Park, featuring 5 bedrooms, 2.5 bathrooms, and a fully finished basement. The main floor offers a bright living room with big front-facing windows, a dining area with patio doors that open to a covered deck and a functional kitchen with ample cabinetry, tile backsplash, and a cozy breakfast nook. Upstairs, the primary bedroom includes a private 2-piece ensuite, complemented by two additional bedrooms and a 4-piece main bathroom. The lower level boasts a large family room with a gas fireplace—perfect for relaxing or hosting guests. The basement includes two more bedrooms, a 3-piece bathroom and a crawling storage space. Covered deck offers a cozy retreat year-round, and the spacious backyard with a double detached garage adds to the comfort. Conveniently located near LRT, bus stops, schools, parks, and shopping—this home is ready to welcome your family!

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456090  |
| Price     | \$449,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6723 40 Avenue |
| Area        | Edmonton       |
| Subdivision | Michaels Park  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1R9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Crawl Space, Deck      |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Glass Door, Stone Facing                                                                                                          |
| Stories           | 4                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                               |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 29             |

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Listing information last updated on October 24th, 2025 at 1:32am MDT