

## \$388,800 - 5932 40 Avenue, Edmonton

MLS® #E4427424

**\$388,800**

6 Bedroom, 3.00 Bathroom, 1,182 sqft  
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to Greenview! This traditional bungalow is located in a welcoming, family-friendly neighborhood, perfect for growing families or anyone seeking a peaceful, convenient lifestyle. Featuring 3 comfortable bedrooms on the main floor and an additional 3 bedrooms in the basement, this home offers plenty of space for a large family or for those who need extra room for guests or a home office. Featuring bright windows for plenty of sunshine, the spacious layout, a huge backyard for outdoor activities, and enviable location, this bungalow is a fantastic opportunity for comfortable family living or a sound investment! The detached double garage provides ample space for parking and storage, while the back lane access adds convenience. The home is ideally situated close to playgrounds, schools, shopping centers, and public transportation, making it easy for the entire family to enjoy the best of what the community has to offer.

Built in 1979

### Essential Information

MLS® #	E4427424
Price	\$388,800
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,182
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	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Greenview School
Middle	Edith Rogers School
High	W.P. Wagner School

### **Additional Information**

Date Listed            March 25th, 2025

Days on Market      10

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 April 4th, 2025 at 7:17pm MDT