

## \$575,000 - 10579 40 Street, Edmonton

MLS® #E4433853

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,670 sqft  
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Discover this 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, you'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® #	E4433853
Price	\$575,000
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

### 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

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                9

Zoning                            Zone 19

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