

# \$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           |

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Listing information last updated on September 5th, 2025 at 1:17pm MDT