

Courtesy Of Cory Brown Of Real Broker

\$525,000 - 10407 40 Avenue, Edmonton

MLS® #E4464902

\$525,000

4 Bedroom, 3.00 Bathroom, 1,361 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this beautifully cared for home offering 1,975 sq ft. of finished living space! A perfect house for any family in this wonderful neighborhood. Step into a bright and expansive dining room featuring vaulted ceilings, 2 skylights, and large windows that fill the space with natural light. This home provides big bedrooms with 3 full bathrooms, plenty of space and lots of natural light. Recent updates include new hardwood floors(2025), fresh paint in the BDR's, fibre-glass 35 year warranty shingles, HWT(2024), Humidifier(2024), Washer and Dryer(2025) upgraded attic insulation(2024), garage door(2019), fencing, windows, Central A/C for year-round comfort. The backyard provides ample room and a private outdoor retreat, complete with in-ground sprinkler system—perfect for relaxing summer evenings with family and friends. Located in a quiet, mature neighborhood, you'll appreciate its proximity to great schools, parks, shopping, and commuter routes. A must see.

Built in 1985

Essential Information

MLS® # E4464902

Price \$525,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,361
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	10407 40 Avenue
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6L1

Amenities

Amenities	Air Conditioner, Exterior Walls- 2"x6", Patio, Skylight, Sprinkler Sys-Underground, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Fiberglass
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Rideau Park
Middle	D.S. Mackenzie
High	H. Ainlay/Louis St Laurent

Additional Information

Date Listed	November 6th, 2025
Days on Market	7
Zoning	Zone 16

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Listing information last updated on November 13th, 2025 at 12:02pm MST