

## \$439,900 - 10624 40 Street, Edmonton

MLS® #E4453229

**\$439,900**

3 Bedroom, 1.50 Bathroom, 1,008 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

PRIME LOCATION! Just a short walk to the Ravine and Gold Bar Park! This lovely bungalow offers an open concept with a spacious living room, laminate flooring, nice kitchen with stainless steel appliances and a large dining area. There are 2 bedrooms on the main plus a 4 piece bathroom. The basement is partially finished with a large family room, 3rd bedroom, laundry and half bathroom area. NEWER SHINGLES ON HOUSE, NEW FURNACE & NEWER HOT WATER TANK. Nice front deck and a lovely and private backyard with patio area. OVERSIZED double detached garage. AMAZING VALUE AND LOCATION!!! Visit REALTOR® website for more information.

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453229  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,008     |
| Acres          | 0.00      |
| Year Built     | 1958      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10624 40 Street |
| Area        | Edmonton        |
| Subdivision | Gold Bar        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1T2         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Detached, Heated |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                        |
| Stories      | 2                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | Full, Partially Finished                                                                                         |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 19           |

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