

## \$459,900 - 10624 40 Street, Edmonton

MLS® #E4453229

**\$459,900**

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	\$459,900
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	1
Zoning	Zone 19

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Listing information last updated on August 16th, 2025 at 1:32pm MDT