

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 maintained home offering 1,975 sq. ft. of finished living space. In this highly sought after area. A perfect house for any family. Step into a bright and expansive living room featuring vaulted ceilings, 2 skylights, and large windows that fill the space with natural light. Recent updates include new hardwood floors, fresh paint in the BDR's, 35 year warranty shingles, hot water tank(2024), Humidifier(2024), upgraded attic insulation, garage door(2019), fencing, A/C for year round comfort. An undeveloped basement gives you the choice to personalize the space further, with an opportunity for an extra BDR, bath, or leave as is for extra storage. 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, desirable neighborhood, you™ll appreciate its proximity to great schools, parks, shopping, and commuter routes. This great home won't last long!

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 Spaces	4
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
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
Zoning	Zone 16

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Listing information last updated on November 6th, 2025 at 5:47pm MST