

## \$499,000 - 10548 40 Street, Edmonton

MLS® #E4458971

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Enjoy this well cared for renovated older home in Gold bar across from Goldstick Ravine w/direct access to the river valley's endless trails. Quick commute to downtown for work or events. Easy access to Anthony Henday, shopping and rec- centres. Bright main floor with fresh paint showcases a modern designer kitchen, stainless steel appliances, spacious living/dining area, 3 bedrooms up & 4 piece bathroom. Recent upgrades include newer furnace, hot-water tank & windows. Vinyl flooring through out. Fully finished basement with separate entrance. Second kitchen generous living space, 1 bedroom & 4 piece bath. Perfect for extended family or in-law suite. Outside, enjoy a raised garden, mature fruit bushes & concrete patio for summer entertaining. Insulated double garage, gated RV parking out back. A rare blend of location, lifestyle, and move-in comfort in a peaceful, highly popular neighbourhood close to schools, playgrounds & river trails.

Built in 1958

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458971  |
| Price     | \$499,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,011                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10548 40 Street |
| Area        | Edmonton        |
| Subdivision | Gold Bar        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1T1         |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, No Smoking Home, R.V. Storage |
| Parking   | Double Garage Detached, Insulated, Rear Drive Access, RV Parking        |

### Interior

|              |                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories      | 2                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                        |
| Basement     | Full, See Remarks                                                                                                                                          |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stucco                                                                                    |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

Date Listed            September 22nd, 2025  
Days on Market      15  
Zoning                 Zone 19

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