

\$575,000 - 10579 40 Street, Edmonton

MLS® #E4433853

\$575,000

5 Bedroom, 3.00 Bathroom, 1,670 sqft
Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

Discover this bright and spacious home in Gold Bar, Edmonton! The main floor is flooded with natural light, featuring a generous living room with large windows overlooking the neighborhood, a dining area, and a cozy breakfast nook. The well-lit kitchen boasts bright cabinetry, ample counter space, a pantry, double sinks, and access to the deck. A main-floor bedroom and a 3-piece bathroom complete this level. Upstairs, you'll find three carpeted bedrooms and a 3-piece bathroom. The fully finished basement offers a spacious recreation room, a laundry room, utility and storage areas, and a primary suite with a walk-in closet and a 4-piece ensuite. Outside, enjoy an oversized triple detached and heated garage complete with 10 foot access doors, workbenches and built-in storage, RV parking and a maintenance free backyard backing onto greenspace and the ravine. A fantastic opportunity in a sought-after neighborhood!

Built in 1958

Essential Information

MLS® #	E4433853
Price	\$575,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,670
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10579 40 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1S9

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Heated, Insulated, RV Parking, Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Creek, Fenced, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Ravine View, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025

Days on Market 48

Zoning Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 3:32am MDT