

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. A perfect house for any family in this wonderful neighbourhood. 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 |
| Days on Market | 1                  |
| Zoning         | Zone 16            |

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Listing information last updated on November 7th, 2025 at 11:17am MST