

Courtesy Of John Rota Of Exp Realty

## **\$525,000 - 10519 40 Street, Edmonton**

MLS® #E4458952

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,011 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

This beautifully UPDATED 1010 sq ft Gold Bar bungalow combines modern design, natural light, and incredible versatility with a LEGAL BASEMENT SUITE and its own SECONDARY DOOR. The main floor offers a bright living room with large windows and sleek laminate flooring, a gorgeous white kitchen with brand NEW STAINLESS STEEL appliances and plenty of counter space, a spacious primary bedroom, two additional bedrooms, and a fresh 4 piece bathroom. The BASEMENT SUITE features its own stylish white kitchen with NEW STAINLESS STEEL appliances, a generous rec room perfect for entertaining, two large bedrooms with ample storage, laundry, and another new 4 piece bathroom. Outside, enjoy a PRIVATE BACKYARD with mature trees, patio space, and a single garage, all within steps of Gold Bar Park and its scenic ravine trails. Families will love the nearby playground at Gold Bar Elementary, shopping convenience at Capilano Mall, and quick access to schools and transit. This home is move in ready and made to impress.

Built in 1958

### **Essential Information**

MLS® # E4458952

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| 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     | 10519 40 Street |
| Area        | Edmonton        |
| Subdivision | Gold Bar        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 1S9         |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Patio, Infill Property |
| Parking   | Single Garage Detached                                     |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 2                                                                                                                 |
| Has Suite    | Yes                                                                                                               |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                                                            |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Vinyl    |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Gold Bar Elementary School |
| Middle     | Ottewell School            |
| High       | McNally High School        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 19              |

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Listing information last updated on October 22nd, 2025 at 10:02am MDT