

## \$539,900 - 10804 41 Avenue, Edmonton

MLS® #E4444860

**\$539,900**

4 Bedroom, 2.50 Bathroom, 2,051 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Welcome to your dream home nestled in the heart of family-friendly Rideau Park! This move-in ready 4-level-split offers the epitome of comfort and convenience. Boasting updated kitchen and bathrooms, along with the luxury of air conditioning, this home invites you to relax and unwind. With a main floor bedroom that could easily transition into a home office, three additional bedrooms, convenient main floor laundry, a spacious living room and a cozy family room complete with a fireplace, this home effortlessly combines practicality with warmth, making it an ideal haven for family living. Enjoy the convenience of living within walking distance to schools of all levels and easy access to Whitemud, Calgary Trail, LRT station, Southgate Mall and many parks. Recent upgrades include shingles, garage door and main floor lighting. Don't miss out on this perfect blend of comfort, convenience and community!

Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444860  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,051                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 10804 41 Avenue        |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 2S1                |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Crawl Space, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached                                       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 16         |

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Listing information last updated on July 18th, 2025 at 10:47am MDT