

## \$520,000 - 10912 40a Avenue, Edmonton

MLS® #E4451886

**\$520,000**

3 Bedroom, 2.50 Bathroom, 1,525 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

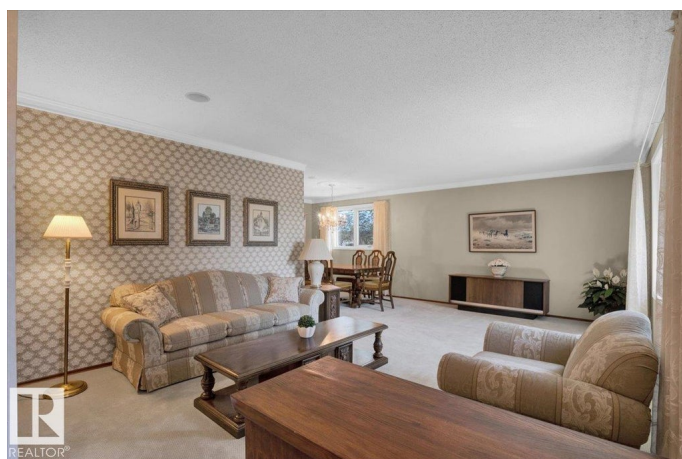
Ace Lange built bungalow located on a quiet street and backing onto a green space. Located close to numerous schools, shopping and transit. Meticulously maintained inside and out by current owner of over 50 years.

Features a large main floor family room with vaulted ceilings and fireplace. Upgraded triple pane windows and multi room built in speaker system. Basement is finished with a large bedroom/office, a huge rumpus room and a recently updated 3 piece bath. Professionally landscaped with raised garden beds, underground sprinklers, large raised deck and RV parking. For more details please visit the REALTOR®'s Website.

Built in 1971

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451886      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,525         |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10912 40a Avenue       |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 0S9                |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Deck, Sprinkler Sys-Underground, Vaulted Ceiling |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached                           |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                   |
| Stories           | 2                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Rideau Park/St. Augustine |
|------------|---------------------------|

|        |                            |
|--------|----------------------------|
| Middle | D.S. Mack./Louis St. Laur  |
| High   | Harry Ainlay/Louis St. Lau |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 16          |

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Listing information last updated on August 17th, 2025 at 5:17pm MDT