

\$575,000 - 11227 40 Avenue, Edmonton

MLS® #E4461960

\$575,000

5 Bedroom, 2.00 Bathroom, 1,052 sqft
Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Looking for an updated family home AND income property?? Enjoy the best of both worlds in this fully reno'd/re-developed 5 bedroom (3 up/2 down) bungalow property (completed in 2018). For the more investment oriented, it also sets up beautifully as 2 SEPARATED LEGAL rental suites. Each dwelling has it's own 4 pce bath, laundry, and separate furnace. Hot water on demand throughout. Dbl. detached insulated garage only adds to the convenience AND income potential. Located in the mature and family friendly community of Greenfield. Beautiful park space (w/ Spray Park) across the road, and close to all levels of schools. Convenient transit access, and only minutes away from the Southgate AND Century Park LRT hubs. Both suites have access to the developed yard space. The landscaped yard has a newly developed garden patio and is resplendent with a variety fruit trees and shrubs (3 Hascaps, 3 Grapes, 2 Plums, 4 Cherries, Numerous Raspberries!). Yard completely re-fenced in maintenance free vinyl. Very private!



Built in 1967

Essential Information

MLS® #	E4461960
Price	\$575,000

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11227 40 Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0P9

Amenities

Amenities	Deck, Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Insulated

Interior

Appliances	Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Greenfield Elementary
Middle	Vernon Barford
High	Harry Ainlay

Additional Information

Date Listed	October 14th, 2025
Zoning	Zone 16

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