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	17
Zoning	Zone 19

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