

## **\$549,900 - 11227 40 Avenue, Edmonton**

MLS® #E4464770

### **\$549,900**

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. Yard completely re-fenced in maintenance free vinyl. Very private!

Built in 1967

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4464770  |
| Price    | \$549,900 |
| 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    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 16            |

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Listing information last updated on November 8th, 2025 at 3:47pm MST