

\$575,000 - 11227 40 Av Nw, Edmonton

MLS® #E4461960

\$575,000

5 Bedroom, 2.00 Bathroom, 1,052 sqft
Single Family on 0.15 Acres

Greenfield, Edmonton, Alberta

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! (id:6289)

Built in 1967

Essential Information

Listing #	E4461960
Price	\$575,000
Bedrooms	5



Bathrooms	2.00
Square Footage	1,052
Acres	0.15
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11227 40 Av Nw
Subdivision	Greenfield
City	Edmonton
Province	Alberta
Postal Code	T6J0P9

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	See remarks, Lane, No Animal Home, No Smoking Home
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Garage door opener, Storage Shed, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Devonshire Realty
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