

\$399,900 - 6723 40 Avenue, Edmonton

MLS® #E4436304

\$399,900

5 Bedroom, 2.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Welcome to Michael's Park! This 4 level-split has been well maintained and offers an open concept layout for growing families with a south facing yard. Main floor you'll find the living room, dining room and well appointed kitchen. Upstairs has 3 bedrooms, a family bathroom and a spacious primary with an en-suite. The lower levels offer more living space with a spacious family room, wet bar, built-in cabinetry and fireplace. As well as 2 more bedrooms, full bathroom and laundry room. In the back yard you'll find a covered deck for those outdoor family get togethers or relaxing evenings, as well as a shed and a double garage. Upgrades include: Roof (2011), Garage Roof (2020), H2O Tank (2019). Don't miss out on this GEM!

Built in 1978

Essential Information

MLS® #	E4436304
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,076
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	6723 40 Avenue
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1R9

Amenities

Amenities	Crawl Space, Deck, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed May 14th, 2025

Days on Market 1

Zoning Zone 29

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