

\$474,500 - 10548 40 Street, Edmonton

MLS® #E4458971

\$474,500

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Single Family on 0.00 Acres

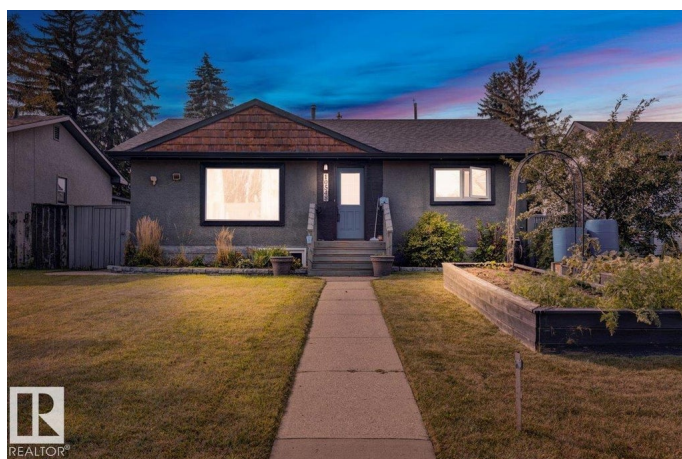
Gold Bar, Edmonton, AB

Enjoy this well cared for renovated older home in Gold bar across from Goldstick Ravine w/direct access to the river valley's endless trails. Quick commute to downtown for work or events. Easy access to Anthony Henday, shopping and rec- centres. Bright main floor with fresh paint showcases a modern designer kitchen, stainless steel appliances, spacious living/dining area, 3 bedrooms up & 4 piece bathroom. Recent upgrades include newer furnace, hot-water tank & windows. Vinyl flooring through out. Fully finished basement with separate entrance. Second kitchen generous living space, 1 bedroom & 4 piece bath. Perfect for extended family or in-law suite. Outside, enjoy a raised garden, mature fruit bushes & concrete patio for summer entertaining. Insulated double garage, gated RV parking out back. A rare blend of location, lifestyle, and move-in comfort in a peaceful, highly popular neighbourhood close to schools, playgrounds & river trails.

Built in 1958

Essential Information

MLS® #	E4458971
Price	\$474,500
Bedrooms	4
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	10548 40 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1T1

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, R.V. Storage
Parking	Double Garage Detached, Insulated, Rear Drive Access, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed September 22nd, 2025
Days on Market 50
Zoning Zone 19

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