

## \$239,900 - 5979 40 Avenue, Edmonton

MLS® #E4443613

**\$239,900**

2 Bedroom, 1.00 Bathroom, 1,394 sqft

Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to a one-of-a-kind townhouse in the desirable community of Greenview offering style, space, and value all in one! This top-floor corner unit lives like a private penthouse with its own separate staircase entry and a flexible lower level perfect for a home office, studio, or simply loads of extra storage. Step out onto your expansive private balcony and take in peaceful, unobstructed views of the surrounding park—an ideal spot to unwind. Inside, you'll find a tastefully updated interior with modern touches throughout. The bright and functional kitchen features quartz countertops and soft-close cabinetry, while the open living space is anchored by a cozy corner gas fireplace with a charming wood mantle. The oversized bathroom has been beautifully redone, offering both comfort and a touch of luxury. Whether you're a first-time buyer, downsizing, or investing, this unique home stands out from the rest.

Built in 1979

### Essential Information

MLS® #	E4443613
Price	\$239,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,394
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5979 40 Avenue
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P6

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	7
Zoning	Zone 29
RE / Bank Owned	Yes
Condo Fee	\$537

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