

## \$544,999 - 1847 40 Street, Edmonton

MLS® #E4442401

**\$544,999**

5 Bedroom, 3.00 Bathroom, 1,249 sqft  
Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Luxurious 5-Bedroom Bi-Level Backing onto Green Space in Daly Grove! This stunning home offers 2378 Sq Ft of living space, featuring 5 spacious bedrooms, 2 fully equipped kitchens, and 3 modern washrooms. Upgraded with modern features: maple glass railings, new plumbing and electrical, premium vinyl flooring, and stylish new windows, doors, and door casings. Enjoy peaceful mornings and evenings on your newly built deck, overlooking serene green space. Ample natural light throughout the home. Perfect blend of convenience and community: nearby grocery stores, Gurudwara Sahib, parks. Backyard access to Daly Grove School - a perfect convenience for families & Easy access to major transportation routes. Basement features a railed side entrance and sump pump, with a second kitchen. Attached 2-car garage and ample street parking make it perfect for hosting guests. This fully renovated bi-level home offers the perfect blend of luxury, convenience, and community. Don't miss out on this fantastic opportunity!

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4442401  |
| Price  | \$544,999 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,249                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1847 40 Street |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3H3        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Guest Suite, Hot Water Natural Gas, Patio, Smart/Program. Thermostat |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 29         |

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Listing information last updated on June 27th, 2025 at 2:33pm MDT