

\$520,000 - 10912 40a Avenue, Edmonton

MLS® #E4451886

\$520,000

3 Bedroom, 2.50 Bathroom, 1,525 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Ace Lange built bungalow located on a quiet street and backing onto a green space. Located close to numerous schools, shopping and transit. Meticulously maintained inside and out by current owner of over 50 years. Features a large main floor family room with vaulted ceilings and fireplace. Upgraded triple pane windows and multi room built in speaker system. Basement is finished with a large bedroom/office, a huge rumpus room and a recently updated 3 piece bath. Professionally landscaped with raised garden beds, underground sprinklers, large raised deck and RV parking. For more details please visit the REALTOR®'s Website.



Built in 1971

Essential Information

MLS® #	E4451886
Price	\$520,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,525
Acres	0.00
Year Built	1971
Type	Single Family

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10912 40a Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0S9

Amenities

Amenities	Deck, Sprinkler Sys-Underground, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Rideau Park/St. Augustine
------------	---------------------------

Middle	D.S. Mack./Louis St. Laur
High	Harry Ainlay/Louis St. Lau

Additional Information

Date Listed	August 8th, 2025
Days on Market	14
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 1:17pm MDT