

\$575,000 - 10579 40 Street, Edmonton

MLS® #E4466112

\$575,000

5 Bedroom, 3.00 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Gold Bar, Edmonton, AB

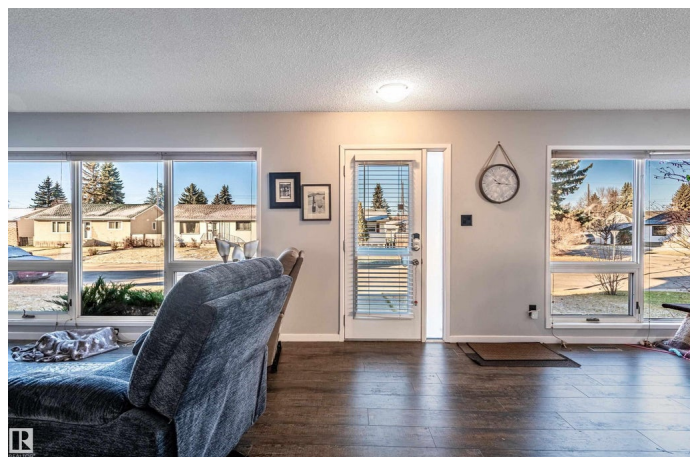
OVERSIZED TRIPLE GARAGE with a beautiful, upgraded 2-story home! Keep your cars (or toys) dry and accessible this winter! This home is filled with natural light from the west front windows. The main floor has a large kitchen, dining room & living room with a full bath & main floor bedroom. Upstairs has 3 large bedrooms and a 3 piece bathroom. The basement features a huge bonus/rec room, bedroom, full bathroom/ensuite & walk-in closet. Recent upgrades include Furnace(2025) & HWT(2022). The 31'x25' 3 car garage has 10' doors(3), 11' ceiling, hoist beam, heater (recently serviced in great shape), bright lighting, shelving & internet connection - all the car enthusiast/hobbyist/mechanic/indoor golfer could ever want. A fantastic spot for a Man Cave! There's RV parking too enclosed by a gate! You'll have 8 parking spots at the back of the house. There's no yard maintenance in the back which has a deck w/gas hookup. All this in a quiet neighborhood backing the ravine. House & garage are shown in Virtual Tour.

Built in 1958

Essential Information

MLS® # E4466112

Price \$575,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,561
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10579 40 Street
Area	Edmonton
Subdivision	Gold Bar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 1S9

Amenities

Amenities	Deck, No Smoking Home, R.V. Storage, Workshop, Natural Gas BBQ Hookup
Parking	Heated, Insulated, Over Sized, RV Parking, Shop, Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St.Gabriel/Gold Bar
Middle	Hardisty/Highlands/StKevin
High	McNally/Argyll

Additional Information

Date Listed	November 18th, 2025
Zoning	Zone 19

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 November 18th, 2025 at 5:17pm MST