

## \$440,000 - 1851 40 Street, Edmonton

MLS® #E4425961

**\$440,000**

5 Bedroom, 2.00 Bathroom, 1,034 sqft  
Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this beautiful Bi-Level bungalow in the desirable community of Daly Grove. On the main level you will find spacious Living Room with ton of natural light, updated kitchen, 3 Bedrooms and 4- Pc Bath. With a Separate Entry to basement, it includes 2 spacious Bedrooms, updated Kitchen, 3 Pc Bathroom, Living and dining area. Oversized garage and a Long Driveway can accommodate guests parking easily. The house also includes a huge backyard for perfect summer gatherings and it backs onto Park. Shopping, schools, bus stops and other amenities are closeby.

Built in 1980

### Essential Information

MLS® #	E4425961
Price	\$440,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



## Community Information

Address	1851 40 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3H3

## Amenities

Amenities	Hot Water Natural Gas, Parking-Extra
Parking	Double Garage Detached, Over Sized

## Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
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	March 15th, 2025
Days on Market	21
Zoning	Zone 29

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Listing information last updated on April 5th, 2025 at 10:02am MDT