

## \$464,900 - 6723 40 Avenue, Edmonton

MLS® #E4442691

**\$464,900**

5 Bedroom, 2.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Welcome to this spacious 4-level split home in the desirable community of Michaels Park, featuring 5 bedrooms, 2.5 bathrooms, and a fully finished basement. The main floor offers a bright living room with big front-facing windows, a dining area with patio doors that open to a covered deck and a functional kitchen with ample cabinetry, tile backsplash, and a cozy breakfast nook. Upstairs, the primary bedroom includes a private 2-piece ensuite, complemented by two additional bedrooms and a 4-piece main bathroom. The lower level boasts a large family room with a gas fireplace—perfect for relaxing or hosting guests. The basement includes two more bedrooms, a 3-piece bathroom and a crawling storage space. Covered deck offers a cozy retreat year-round, and the spacious backyard with a double detached garage adds to the comfort. Conveniently located near LRT, bus stops, schools, parks, and shopping—this home is ready to welcome your family!

Built in 1978

### Essential Information

MLS® #	E4442691
Price	\$464,900
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	6723 40 Avenue
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1R9

### Amenities

Amenities	Crawl Space, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	74
Zoning	Zone 29

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