

\$449,900 - 6723 40 Avenue, Edmonton

MLS® #E4456090

\$449,900

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® #	E4456090
Price	\$449,900
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	September 4th, 2025
Days on Market	29
Zoning	Zone 29

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 October 3rd, 2025 at 3:17am MDT