

## \$197,000 - 5979 40 Avenue, Edmonton

MLS® #E4465816

**\$197,000**

2 Bedroom, 1.00 Bathroom, 1,394 sqft  
Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to a one-of-a-kind townhouse in the desirable community of Greenview offering style, space, and value all in one! This top-floor corner unit lives like a private penthouse with its own separate staircase entry and a flexible lower level perfect for a home office, studio, or simply loads of extra storage. Step out onto your expansive private balcony and take in peaceful, unobstructed views of the surrounding park—an ideal spot to unwind. Inside, you’ll find a tastefully updated interior with modern touches throughout. The bright and functional kitchen features quartz countertops and soft-close cabinetry, while the open living space is anchored by a cozy corner gas fireplace with a charming wood mantle. The oversized bathroom has been beautifully redone, offering both comfort and a touch of luxury. Whether you're a first-time buyer, downsizing, or investing, this unique home stands out from the rest.

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465816  |
| Price     | \$197,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,394             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5979 40 Avenue       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 3P6              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |

Zoning                      Zone 29  
RE / Bank Owned    Yes  
Condo Fee                \$537



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