

\$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	7

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



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