

## \$539,900 - 10804 41 Avenue, Edmonton

MLS® #E4444860

**\$539,900**

4 Bedroom, 2.50 Bathroom, 2,051 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

Welcome to your dream home nestled in the heart of family-friendly Rideau Park! This move-in ready 4-level-split offers the epitome of comfort and convenience. Boasting updated kitchen and bathrooms, along with the luxury of air conditioning, this home invites you to relax and unwind. With a main floor bedroom that could easily transition into a home office, three additional bedrooms, convenient main floor laundry, a spacious living room and a cozy family room complete with a fireplace, this home effortlessly combines practicality with warmth, making it an ideal haven for family living. Enjoy the convenience of living within walking distance to schools of all levels and easy access to Whitemud, Calgary Trail, LRT station, Southgate Mall and many parks. Recent upgrades include shingles, garage door and main floor lighting. Don't miss out on this perfect blend of comfort, convenience and community!

Built in 1973

### Essential Information

MLS® #	E4444860
Price	\$539,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,051
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	10804 41 Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2S1

### **Amenities**

Amenities	Air Conditioner, Crawl Space, No Smoking Home, Parking-Extra
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 16

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Listing information last updated on July 1st, 2025 at 8:47pm MDT