

## \$525,000 - 10922 41 Avenue, Edmonton

MLS® #E4436017

**\$525,000**

4 Bedroom, 2.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

A home like this spacious 5-level split offering 2,142 sqft of finished living space & another 1291 sqft of unfinished bsmt in the highly sought-after community of Rideau Park doesn't come up often. This home features 4 bedrooms, 2.5 bathrooms, and a layout ideal for growing families or savvy investors. Located on a quiet street & just across the street from Harry Ainlay & Louis St. Laurent Schools—both offering amazing academic and athletic programs including a Hockey Academy at Louis—this home is perfect for families looking to stay close to top-rated schools and walking distance to Southgate Mall. Enjoy peace of mind with many recent upgrades, including new siding, shingles, windows, furnace, hot water tank, updated flooring, and renovated bathrooms. With a separate entrance and two unfinished lower levels, there's exciting suite potential for added value or income generation. Don't miss your chance to own a large, upgraded home in one of Edmonton's most convenient and desirable southside locations.

Built in 1973

### Essential Information

MLS® # E4436017

Price \$525,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	10922 41 Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2P4

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rideau Park, St Augustine
Middle	DS. Mackenzie
High	Harry Ainlay

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 16

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