



## 732 40 Street Edmonton AB

\$719,000

Embrace opulent living in this executive hillside bungalow w/ finished walkout basement, 2 bdrms on the main & 2 bdrms below. Revel in 3 full bathrooms, including a lavish 5-piece ensuite connected to the primary bedroom. This residence spans a generous 2540 sq' of thoughtfully designed living space. Impeccably designed hillside retreat, baking onto a lush treed green space, offering privacy & breathtaking views. Step into the backyard oasis; a sprawling, pie-shaped haven w/ meticulous landscaping, underground sprinklers, and a vinyl deck for seamless indoor-outdoor living & entertaining. Internally, modern conveniences abound, with central-vac, HRV, video surveillance system, & A/C ensuring year-round comfort. The gourmet kitchen, adorned w/ stainless steel appliances and elegant granite countertops, is a culinary masterpiece. The open-concept design seamlessly connects the kitchen to the living spaces, creating an inviting atmosphere. This property is a showcase of luxury living!

Listing Presented By:



Originally Listed by:  
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