

## \$399,900 - 40 Hughes Road, Edmonton

MLS® #E4463396

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

If you need room to entertain, appreciate modern upgrades, dream of a 6500 sq ft lot to grow your garden, need a long driveway to park your RV during summer months & absolutely must have a heated, insulated, oversized garage then keep reading. This 3 brm + 2 bath, 4 level split has a great layout for hosting. You will be impressed by the first floor which hosts a large open concept kitchen and living room. Head up a few steps to your 3 spacious bedrooms and bathroom with access to the large, two-tier composite deck. Head down to the 3rd level and find 3 more good-sized rooms used as a walk-in closet, gym and living room. 4th floor hosts the laundry area, 2nd 4 pc bath, utility room & another awesome room for storage. This home has been almost completely upgraded. New baseboards, fresh paint throughout, newer bathrooms, new kitchen, some new light fixtures, & what you don't see but will appreciate, upgraded sewer line to municipal w/ backwater valve. Close to shopping, schools, Yellowhead & Anthony Henday.

Built in 1978

### Essential Information

MLS® # E4463396

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 40 Hughes Road |
| Area        | Edmonton       |
| Subdivision | Overlanders    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5A 4E2        |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Fire Pit, Hot Water Natural Gas |
| Parking   | Double Garage Detached, Over Sized, RV Parking                                    |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 4                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 35            |

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