# \$219,900 - 7621 40 Avenue, Edmonton

MLS® #E4445976

#### \$219,900

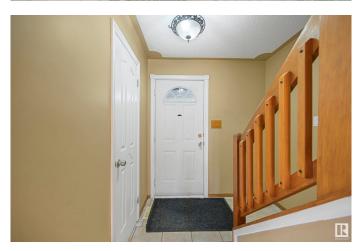
3 Bedroom, 1.50 Bathroom, 1,124 sqft Condo / Townhouse on 0.00 Acres

Tweddle Place, Edmonton, AB

Welcome to Tweedle Place – a family-friendly community in Southeast Edmonton offering parks, schools, walking trails, and easy access to transit and shopping. Plus, you're just minutes from a nearby golf course! This charming 3-bedroom, 1.5-bath townhome is move-in ready with thoughtful updates throughout. Enjoy a bright main floor with tons of natural light, leading to a private, fully fenced backyard with a spacious deck â€" perfect for relaxing or entertaining. The fully finished basement offers a cozy living room, large laundry area, and ample storage. Upstairs, the primary bedroom features a walk-in closet, while the two additional bedrooms are generously sized. Updates include a hot water tank and furnace (2023), and washer, dryer, and dishwasher replaced within the last 3 years. A driveway with carport adds convenience year-round. Ideal for first-time buyers or investors, this home offers great value in a well-established neighbourhood.







Built in 1975

#### **Essential Information**

MLS® # E4445976 Price \$219,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,124

Acres 0.00 Year Built 1975

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 7621 40 Avenue

Area Edmonton

Subdivision Tweddle Place

City Edmonton
County ALBERTA

Province AB

Postal Code T6K 1V5

## **Amenities**

Amenities Parking-Plug-Ins, Parking-Visitor

Parking Double Carport

#### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

### **School Information**

Elementary Malcolm Tweddle School

Middle Edith Rogers School
High W.P. Wagner School

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 3

Zoning Zone 29

Condo Fee \$481

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 12:32am MDT