

\$249,900 - 7605 40 Avenue, Edmonton

MLS® #E4446713

\$249,900

3 Bedroom, 1.50 Bathroom, 1,171 sqft

Condo / Townhouse on 0.00 Acres

Tweddle Place, Edmonton, AB

INVESTOR/FIRST TIME BUYER ALERT! This fantastic **RENOVATED TOWNHOUSE** in the community of Tweddle Place in North Millwoods is waiting for you. Featuring 3 **BEDROOMS** and 1.5 **BATHROOMS**, this home has newer **FLOORS, PAINT, GRANITE** countertops, kitchen cabinets, **WINDOWS**, and **DOORS**. Enjoy the convenience of a **DOUBLE CARPORT** and a **BEAUTIFUL PRIVATE FENCED YARD**. The roof has been approved to be replaced this summer Located in an excellent complex within walking distance to **THREE** schools and **MILLBOURNE MALL**. Great opportunity in an established neighbourhood.

Built in 1975

Essential Information

MLS® #	E4446713
Price	\$249,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,171
Acres	0.00
Year Built	1975
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	7605 40 Avenue
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1V5

Amenities

Amenities	Hot Water Natural Gas, Parking-Visitor
Parking Spaces	2
Parking	Double Carport

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	Zone 29
Condo Fee	\$481

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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