

## \$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 â€” 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	4
Zoning	Zone 29
Condo Fee	\$481

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