\$249,900 - 7605 40 Avenue, Edmonton

MLS® #E4446713

\$249,900

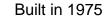
3 Bedroom, 1.50 Bathroom, 1,171 sqft Condo / Townhouse on 0.00 Acres

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. Located in an excellent complex within walking distance to THREE schools and MILLBOURNE MALL. Great opportunity in an established neighbourhood.







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 |
| Туре | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| | |



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 | 6 |
| 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 15th, 2025 at 4:02pm MDT