

## \$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	12
Zoning	Zone 29
Condo Fee	\$481

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Listing information last updated on July 21st, 2025 at 6:32pm MDT