

## \$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.

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 2  
Zoning Zone 29  
Condo Fee \$481

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