# \$249,900 - 7605 40 Avenue, Edmonton

MLS® #E4446713

#### \$249,900

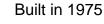
3 Bedroom, 1.50 Bathroom, 1,171 sqft Condo / Townhouse on 0.00 Acres

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	4
Zoning	Zone 29
Condo Fee	\$481

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