

## \$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.

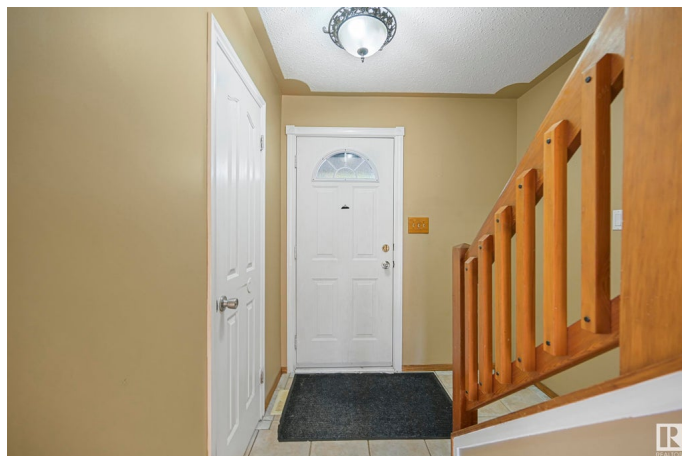
Built in 1975

### 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 | 32             |
| Zoning         | Zone 29        |
| Condo Fee      | \$481          |

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Listing information last updated on August 5th, 2025 at 9:47am MDT