

\$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	9
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 13th, 2025 at 2:47pm MDT