

\$245,000 - 7625 40 Avenue, Edmonton

MLS® #E4429714

\$245,000

3 Bedroom, 1.50 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

Tweddle Place, Edmonton, AB

imagine your life... in a wonderfully maintained 3 bedroom Townhome nestled back in the sought after complex of Mill Village. This home features hardwood flooring & ceramic tile throughout the Main Floor. The Eat in Kitchen looks out onto the deck and has plenty of cabinets for storage & stainless steel appliances. The upper level consists of 3 spacious bedrooms & a 4 piece bath. On the lower level, the Recreation Room makes for a great additional area to enjoy with laminate flooring throughout. One of the best features of this home is the gorgeous cedar sauna just waiting to be enjoyed after a long day! Parking is conveniently located right outside under a double carport. The complex has hardi board siding, newer windows & shingles. This unit backs onto a park & is perfectly positioned close to shopping, transit, schools and walking trails.

Built in 1975

Essential Information

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|------------|-----------|
| MLS® # | E4429714 |
| Price | \$245,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,082 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7625 40 Avenue |
| Area | Edmonton |
| Subdivision | Tweddle Place |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 1V5 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Parking-Visitor, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking | Double Carport |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| 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, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Hardie Board Siding |
| Foundation | Concrete Perimeter |

School Information

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|------------|------------------------|
| Elementary | Malcolm Tweddle School |
|------------|------------------------|

| | |
|--------|---------------------|
| Middle | Edith Rogers School |
| High | W.P. Wagner School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 26 |
| Zoning | Zone 29 |
| Condo Fee | \$481 |

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Listing information last updated on May 4th, 2025 at 2:17am MDT