

## \$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

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

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

Middle	Edith Rogers School
High	W.P. Wagner School

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	29
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 May 6th, 2025 at 11:32pm MDT