

\$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	24
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 2nd, 2025 at 8:02pm MDT