

## \$265,000 - 7625 40 Avenue, Edmonton

MLS® #E4429714

**\$265,000**

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      | \$265,000 |
| 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 | 13              |
| Zoning         | Zone 29         |
| Condo Fee      | \$481           |

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Listing information last updated on April 21st, 2025 at 11:47am MDT