

\$499,000 - 7832 44 Avenue, Edmonton

MLS® #E4422433

\$499,000

5 Bedroom, 2.50 Bathroom, 1,425 sqft
Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

This original owner home is an exceptional custom-built walk-out bungalow situated on a serene cul-de-sac, seamlessly backing onto a lush greenspace. Its impressive spaciousness & thoughtfully designed open floor plan create an inviting atmosphere perfect for both living & entertaining. Expansive living & dining areas flow into a large eat-in kitchen that boasts patio doors leading to a generous deck with in park like views. Includes three bedrooms on the main level, the primary has ample closet space & a convenient two-piece ensuite. The fully finished, bright basement has two additional bedrooms, a sizable living area complete with cozy wood-burning fireplace, & patio doors w/ access to lower cement pad. This versatile space has significant potential for conversion into a suite, offering an area for a kitchen & dining setup, along with separate entrance. With a well-considered layout & easy access to schools, amenities, & major routes this property is poised to meet a range of living requirements

Built in 1973

Essential Information

MLS® #	E4422433
Price	\$499,000
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7832 44 Avenue
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0Z1

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	None, Finished

Exterior

Exterior	Wood, Metal
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Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Malcolm Tweddle
Middle	JH Picard
High	Percy Page

Additional Information

Date Listed	February 21st, 2025
Days on Market	45
Zoning	Zone 29

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