

## \$439,000 - 8719 40 Avenue, Edmonton

MLS® #E4451303

**\$439,000**

5 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

This charming 5-bedroom, 2.5-bathroom gem has space, and surprises around every corner! Perfectly situated close to schools, parks, and all your favourite amenities, this home is ideal for growing families or those who love to entertain. Step inside to find a spacious layout with a fully finished basement and a rare, hidden treasure – a secret wine cellar tucked away for your private collection. Enjoy peace of mind with a brand new hot water tank, plus comfort and convenience with RV parking and a double detached garage. The large yard offers room to play, garden, or host summer BBQs, while the extra parking is perfect for your boat or camper. Whether you're upsizing, investing, or just love a unique find, this home checks all the boxes!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451303  |
| Price          | \$439,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,062     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1974                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8719 40 Avenue |
| Area        | Edmonton       |
| Subdivision | Tweddle Place  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1G9        |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, RV Parking                                              |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                   |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Metal, Stucco                                                                                    |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 19               |

## Zoning

## Zone 29

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 August 23rd, 2025 at 11:47pm MDT