

## \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 43                  |
| Zoning         | Zone 29             |

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Listing information last updated on April 5th, 2025 at 7:47am MDT