

## \$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	53
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 April 15th, 2025 at 6:47pm MDT