

# \$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

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Listing information last updated on August 24th, 2025 at 12:32am MDT