

## \$465,000 - 7648 42 Avenue, Edmonton

MLS® #E4449630

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

A rare find for families! This updated home backs onto Malcom Tweddle Park with no rear neighbours, offering a massive pie-shaped yard that's ideal for playtime, barbecues, or quiet evenings in nature. Tucked into a peaceful cul-de-sac, it's a safe and serene spot for a family to grow. Inside, you'll love the spacious open-concept BEAUTIFUL kitchen—perfect for busy mornings or weekend gatherings. Gleaming walnut wood flooring flows into a sunny living room with cozy fireplace and large windows that bath this space with natural light. Offering 2+2 Bedroom, 2.5 bath, central air and garden shed. The finished basement expands your living space with a family room, wet bar, 3 & 4 bedroom, den, and full bath—plus side entrance for in-law suite options. A flex space off the kitchen leads to the patio for indoor-outdoor ease, and an insulated garage adds year-round convenience. Steps to schools, parks, transit & shopping—this home checks every box for family living.

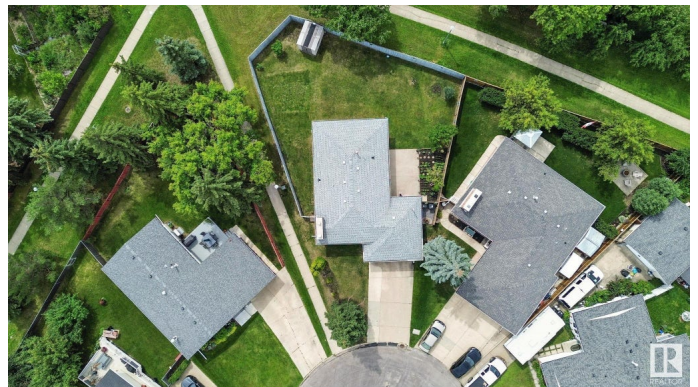
Built in 1974

### Essential Information

MLS® # E4449630

Price \$465,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,237                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7648 42 Avenue |
| Area        | Edmonton       |
| Subdivision | Tweddle Place  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 0Y2        |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Masonry, Woodstove                                                                                                                                   |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs    Onto    Park/Trees,    Cul-De-Sac,    Fenced,    Landscaped,    Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Metal, Stucco                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 29         |

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Listing information last updated on August 4th, 2025 at 4:17am MDT