

## \$449,900 - 4240 86 Street, Edmonton

MLS® #E4463102

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

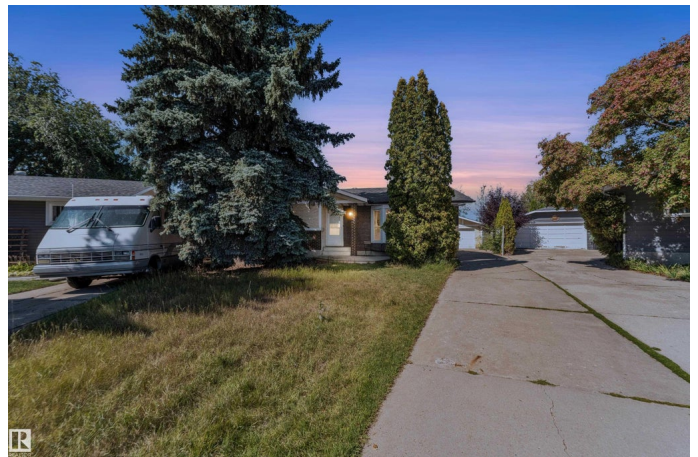
Tweddle Place, Edmonton, AB

Beautifully updated bungalow tucked away in a quiet cul-de-sac on a rare pie-shaped lot backing onto a walking trail! The open-concept main floor features hardwood and tile throughout, plus a modern kitchen with quartz countertops, newer appliances, and plenty of storage. Upstairs offers three spacious bedrooms, including a primary suite with a custom built-in closet organizer and 2-piece ensuite. The renovated main bath shines with quartz counters and fresh tile. Downstairs, the fully finished basement includes a second kitchen, huge rec room, 4th bedroom, den (easily used as a 5th bedroom), and 3-piece bath. Outside, enjoy the oversized yard with room to garden, play, or entertain, plus a 24' x 28' double detached garage with space for vehicles, tools, and toys. Walking distance to schools, playgrounds, parks, and public transit, this home checks every box!

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463102  |
| Price      | \$449,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,172                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4240 86 Street |
| Area        | Edmonton       |
| Subdivision | Tweddle Place  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1C4        |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Deck, Fire Pit, Vinyl Windows |
| Parking Spaces | 5                             |
| Parking        | Double Garage Detached        |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 2                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Vinyl           |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |
| Foundation        | Concrete Perimeter    |

### Additional Information

Date Listed            October 22nd, 2025

Days on Market      13

Zoning                Zone 29

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Listing information last updated on November 4th, 2025 at 7:17am MST