

## \$519,900 - 8107 44 Avenue, Edmonton

MLS® #E4433470

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

Executive 4 LEVEL SPLIT offers elegance, Boasts over 2300 SQFT of magnificent Living Space, 4 bedrooms, 3.5 bathrooms with incredible finishings. When you enter the house, gorgeous hardwood floors lead you to your dream kitchen with Stainless Steel Appliances, custom cabinetry, plenty of counters, bright dining room and spacious living room. The upper level includes large Master Retreat with a renovated 3pc ensuite and 2 Large closets, 2 additional bedrooms, and a 4pc bath. The Third Level has a Second Living Room with a brick faced fireplace with access to the patio doors leading to your backyard. The basement features a family room/recreation room that is perfect for entertaining, bedrooms, Full bath, and storage room. Large Double Garage with an Oversized Driveway. Upgrades: Shingles, Flooring, Windows, Furnace and Tank. The stunning backyard oasis is fully fenced, landscaped, large patio, storage shed. Located on a quiet street with quick access to trails, parks and great schools.

Built in 1973

### Essential Information

MLS® # E4433470

Price \$519,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	8107 44 Avenue
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0Z3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                8

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 May 8th, 2025 at 10:03am MDT