

Courtesy Of Brandon C Harel-Watson Of 2% Realty Pro

## **\$439,900 - 8516 42a Avenue, Edmonton**

MLS® #E4443820

**\$439,900**

2 Bedroom, 2.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

Welcome to this stunning, renovated bungalow on a corner lot in Tweddle Place! So close to schools, shopping, public transit, and access to the Whitemud. This charming home offers a warm, inviting atmosphere with a thoughtfully updated interior. The main floor features two generously sized bedrooms (with potential to convert one into two), a 2pc ensuite, a beautifully renovated 4pc bathroom, and an open-concept kitchen with white cabinetry, stainless steel appliances, Euro-style refrigerator, and a central island with seating. Spacious living room filled with natural light and a gorgeous brick fireplace. The basement offers a large rec room with a second wood-burning fireplace, a den that could serve as an additional bedroom, a renovated 3pc bathroom, and a spacious storage/utility room with bedroom potential. fenced yard with brick walkways, flowers/shrubs, fire pit, gazebo. Oversized garage with a newer door and ample parking/storage. Do not miss this upgraded bungalow in a family friendly area!

Built in 1974

### **Essential Information**

MLS® # E4443820

Price \$439,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8516 42a Avenue
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1S4

### **Amenities**

Amenities	Gazebo
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 15

Zoning Zone 29

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