

\$449,000 - 4240 86 Street, Edmonton

MLS® #E4455407

\$449,000

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® #	E4455407
Price	\$449,000
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 August 30th, 2025

Days on Market 47

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 October 16th, 2025 at 4:17am MDT