

Courtesy Of Jasjeet Singh Raikhi Of Initia Real Estate

## \$455,000 - 4240 86 Street, Edmonton

MLS® #E4463102

**\$455,000**

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® #	E4463102
Price	\$455,000
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            October 22nd, 2025

Days on Market      1

Zoning                Zone 29

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