

## \$150,000 - 4312 76 Street, Edmonton

MLS® #E4432691

**\$150,000**

2 Bedroom, 1.00 Bathroom, 506 sqft

Condo / Townhouse on 0.00 Acres

Tweddle Place, Edmonton, AB

Attention FIRST TIME BUYERS or those looking to downsize to today's version of a Tiny Home! Long time resident of 33 years has decided to move on and let a new owner enjoy everything Millbourne Gardens has to offer. These older complexes offer so much common area green space and the duplex buildings are setup like no other! The interior design boasts exposed wood beams and cedar clad ceilings to give that rustic feel, along with an upgraded kitchen w/ access to a private deck, updated 4pc. bath and vaulted living room ceilings. The basement level offers a mechanical room with laundry, storage and 2 large bedrooms with huge windows. This well maintained and managed complex has upgraded roll roofing & metal flashing, vinyl siding, windows & doors over the last few years. Owner parking and visitor parking are within steps of the condo unit. Complex is pet (cats only) friendly. This location offers convenient access to transportation & 66st. LRT and Millwoods Golf Course. SIMPLY PUT...GREAT VALUE!

Built in 1974

### Essential Information

MLS® # E4432691

Price \$150,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	506
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	4312 76 Street
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1V3

### **Amenities**

Amenities	Deck, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Roll Roofing
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 29
Condo Fee	\$473

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