

## \$474,900 - 4223 89 Street, Edmonton

MLS® #E4458128

**\$474,900**

4 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

This beautifully updated home offers over 2,500 sq ft, and a massive 663 sq. metre lot (7,145 sq ft.) 4 bedrooms, 2.5 baths, A/C, a double attached garage, and 10 solar panelsâ€”cutting energy costs while boosting efficiency. The sunlit living room features hardwood floors and a cozy fireplace, flowing into a spacious kitchen with stainless steel appliances, subway tile backsplash, and a quartz islandâ€”perfect for gatherings. The semi-separate entry leads to a partially finished basement (suite potential approved) with a rec room, gym, climbing wall, large bedroom, stylish 3-piece bath, and ample storage. Outside, enjoy a lush backyard with mature trees, fire pit, and peaceful lounging areas. Every detailâ€”from the functional kitchen to the serene bedroomsâ€”has been thoughtfully designed. Whether you're hosting, working, or relaxing, this home blends modern updates with timeless charm. A rare find you wonâ€™t want to miss.

Built in 1975

### Essential Information

MLS® #	E4458128
Price	\$474,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4223 89 Street
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1B8

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Open Beam, See Remarks, Solar Equipment
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 17th, 2025
Zoning	Zone 29

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