



Edmonton

Tweddle Place

LP: \$365,000

4233 85 ST NW NW

T6K 1B3

SP:

M

Listing ID #	E4503586	ACTIVE
Building Type	Half Duplex	
Style	2 Storey	
Year Built	1974	Sold Date
Full Baths	1	Bedrooms Above 3
Half Baths	1	Bedrooms Total 3
Total Baths	1.1	Basement Full
Tot Flr AG SqFt 1,172.52		Basement Dev Partly Finished
		Tot Flr AG SqM 108.93

[URL-Virtual Tour](#) [URL-Brochure](#)

You can have it all! This exceptional Tweddle Place duplex is full of life, thoughtful renos & everything others are missing - including a massive 23x22 extra-height garage + RV parking! The back yard is a gardener's dream, starring a serene deck surrounded by established perennials, raised garden beds & a tranquil pond. Inside, the peaceful atmosphere carries throughout. An enclosed porch at the back adds a versatile secondary entrance/mudroom with storage for coats, boots & gear right next to a convenient half bath. The updated kitchen overlooks the garden, featuring a gas stove & breakfast island adjoining the dining room. A generous living room complete with sunny SW facing bay window & spacious front foyer complete the main. Upstairs, you'll find 3 good-sized beds + a full bath. The partially developed basement has extra rec space & plenty of storage. Ideally located in a quiet & desirable neighborhood minutes from parks, shops, the Whitemud & LRT, this unique home is a onjavae-of-a-kind opportunity!

Directions

Living Room	5.48x4.59	M	Bedroom 3	3.49x3.44	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.39x3.46	M	Bedroom 4			1	2	M	No	Main	55.46	596.97
Kitchen	4.39x3.35	M	Utility Room	3.73x4.52	B	2	4	U	No	Upper	53.47	575.55
Family Room	5.40x3.26	B	Storage Room	3.63x2.63	B	3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd	49.75	535.51
Primary Bedrm	3.47x3.84	U				6				Tot Flr AG	108.93	1,172.52
Bedroom 2	3.18x 2.31	U				7				# Finished	3	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Partly Finished
Foundation	Concrete	Separate Ent	No
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Stucco	Garage Suite	Permit By Seller
Flooring	Carpet, Non-Ceramic Tile	Garden Suite	Permit
Features	Deck, Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, See Remarks	Lot Shape	Rectangular
		Lot Size SqM	406.75
		Zoning	RS
		Tax Amount	\$3,513.28 / 2026
		Conform Type	Title Insurance
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks	Goods Excl	Fireplace, curtains & rods (blinds stay)

Site Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks	Warranty	
		Fireplace	No
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking, See Remarks	HOA Fee Incls	

Road Access	Paved	Park Encl/Tot	/	Garage Dim	23.2x21.3
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			