

# \$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 panels—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 island—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 detail—from the functional kitchen to the serene bedrooms—has been thoughtfully designed. Whether you're hosting, working, or relaxing, this home blends modern updates with timeless charm. A rare find you won'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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Listing information last updated on September 17th, 2025 at 9:17pm MDT