# \$419,000 - 1353 39 Street, Edmonton

MLS® #E4464946

#### \$419.000

3 Bedroom, 3.00 Bathroom, 1,240 sqft Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this stunning 3-bedroom bi-level tucked away in a quiet cul-de-sac! With a bright, spacious floor plan and a prime location, this is the perfect family home. The large peninsula kitchen features granite countertops and ample workspace. The dining area is ideal for entertaining, with patio doors opening to a covered deck that doubles as a cozy sunroom. The living room boasts vaulted ceilings and large windows for natural light. The primary suite includes a walk-in closet and private 3-piece ensuite, with two more bedrooms and a 4-piece bath completing the main floor. The finished basement offers a large family room with a wood-burning fireplaceâ€"perfect for relaxing or hosting. Enjoy the covered deck overlooking the backyard, plus an attached garage and huge rear pad for RVs. Shingles replaced in 2024. Close to schools, parks, shopping, and the Anthony Henday.

Built in 1982

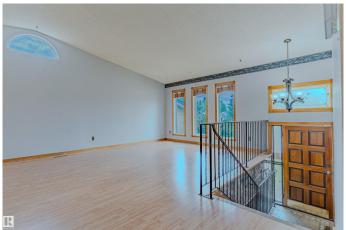
#### **Essential Information**

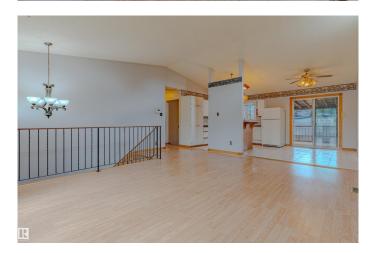
MLS® # E4464946 Price \$419,000

Bedrooms 3 Bathrooms 3.00

Full Baths 3







1,240 Square Footage Acres 0.00 Year Built 1982

Single Family Type

Sub-Type **Detached Single Family** 

Style Bi-Level Status Active

## **Community Information**

Address 1353 39 Street

Area Edmonton

Subdivision **Crawford Plains** 

Edmonton City **ALBERTA** County

Province AB

T6L 2M6 Postal Code

#### **Amenities**

**Amenities** Fire Pit, Skylight, Sunroom **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** 2 Has Basement

Yes

Full, Finished Basement

### **Exterior**

Exterior Wood, Brick, Stucco

**Exterior Features** Back Lane, Cul-De-Sac, Low Maintenance Landscape, Playground

> Nearby, Public Swimming Pool, Public Transportation, Schools,

**Shopping Nearby** 

Roof **Asphalt Shingles** 

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed November 6th, 2025

Days on Market

Zoning Zone 29

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Listing information last updated on November 7th, 2025 at 12:17am MST