Courtesy Of Harpreet S Gill Of Royal LePage Noralta Real Estate

$440,000 - 1353 39 Street, Edmonton

MLS® #E4450519

$440,000
3 Bedroom, 3.00 Bathroom, 1,240 sqft
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

With a beautiful floor plan and great location, this 3-bedroom bi-level is a must-see! Located in a quiet cul-de-sac, this fantastic family home features a large peninsula kitchen with granite countertops, a walk-in pantry, and ample workspace. The dining area is perfect for entertaining, and the spacious living room boasts vaulted ceilings and large windows for plenty of natural light. The primary suite includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms are located on the main floor, and patio doors open to a covered deck, creating a cozy sunroom space. The finished basement includes a large family room, a wood-burning fireplace â€”ideal for relaxing or hosting. Enjoy year-round comfort under the covered deck overlooking the backyard. Parking is no issue with a attached garage, oversized driveway, and a massive rear parking padâ€”perfect for RVs. Shingles replaced in 2024. Close to schools, shopping, parks, and the Anthony Henday.

Built in 1982

Essential Information

MLS® #	E4450519
Price	$440,000
Bedrooms	3
Bathrooms	3.00

Full Baths	3
Square Footage	1,240
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	1353 39 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2M6

Amenities

Amenities	Fire Pit, Sunroom
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	40
Zoning	Zone 29

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