

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

MLS® #E4464946

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft

Single Family on 0.00 Acres

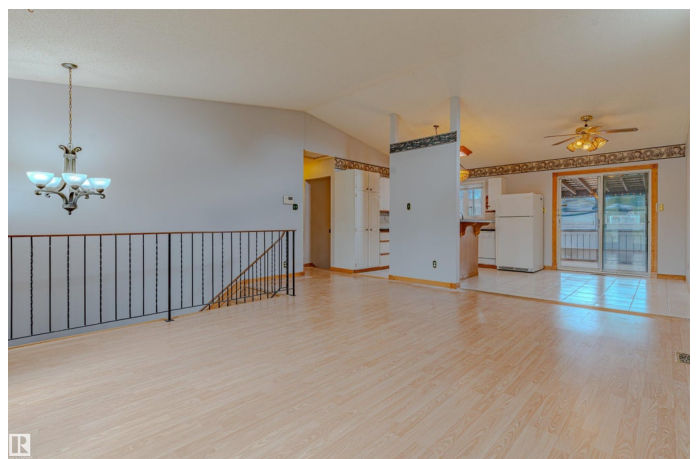
Crawford Plains, Edmonton, AB

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 fireplace—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         |



|                |                        |
|----------------|------------------------|
| 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, 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                                                              |
| Basement          | Full, Finished                                                   |

### 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 9

Zoning Zone 29

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Listing information last updated on November 15th, 2025 at 6:47am MST