

## \$454,000 - 1353 39 Street, Edmonton

MLS® #E4450519

**\$454,000**

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 —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 pad—perfect for RVs. Shingles replaced in 2024. Close to schools, shopping, parks, and the Anthony Henday.

Built in 1982

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450519  |
| Price     | \$454,000 |
| 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                2  
Zoning                              Zone 29



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