

\$309,888 - 1324 39 Street, Edmonton

MLS® #E4430510

\$309,888

3 Bedroom, 1.50 Bathroom, 1,109 sqft
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Prime Location! This charming, freshly painted, 1,100+ sq. ft. three-bedroom home is perfectly situated for a growing family. Just a short walk to Crawford Plains School and Crawford Plains Park, with T.D. Baker School and Pollard Meadows Park only a quick bike ride or drive away. Need to shop or grab a bite? Youâ€™re just six minutes from a variety of restaurants and stores. Enjoy the spacious, fenced yardâ€”perfect for kids, pets, and outdoor gatherings. Plus, off-street parking provides room for multiple vehicles. Recent updates include new shingles (2023) and a brand-new hot water tank (installed October 2024), giving you peace of mind. Donâ€™t miss this fantastic opportunity in a convenient, family-friendly neighborhood!

Built in 1981

Essential Information

MLS® #	E4430510
Price	\$309,888
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.00



Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1324 39 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2M7

Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	2
Parking	See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	11
Zoning	Zone 29

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