

\$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 | 8 |
| Zoning | Zone 29 |

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