

## \$399,900 - 12121 39 Street, Edmonton

MLS® #E4435490

**\$399,900**

3 Bedroom, 1.00 Bathroom, 801 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Cute as a button and packed with charm, this is the perfect home to start your homeownership journey. Located on a tree-lined street in a wonderful community, this little gem offers all the big-ticket upgrades that make moving in stress-free, including new shingles on the house & garage (2022), brand new furnace (2024), & upgraded electrical. Inside, the character shines through with original hardwood floors, antique clawfoot tub and beautifully upgraded kitchen with the perfect picture window overlooking the backyard. Fully finished basement with upgraded vinyl plank flooring (levelled & insulated). Dream backyard with new deck, fenced garden, mature landscaping, raspberry bushes (will last until Thanksgiving!), 22x20 double garage & extra parking. Youâ€™™ll love the curb appeal, friendly neighbours, and walkable location close to schools, community league, parks & dog park. Bonus: the annual block party with live music and food trucks is a neighbourhood favorite. Lovingly maintained for the past 17 years!

Built in 1956

### Essential Information

MLS® # E4435490

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 801                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12121 39 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2J9         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Fire Pit         |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 576.46  |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 50            |
| Zoning         | Zone 23       |

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Listing information last updated on June 28th, 2025 at 4:32am MDT