

## \$440,000 - 12121 39 Street, Edmonton

MLS® #E4430442

**\$440,000**

3 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Move-in ready in Beacon Heights! This charming character home with original hardwood floors and antique clawfoot tub has all the major upgrades â€” just pack your bags and settle in. Shingles house/garage (2022), furnace (2024), electrical upgraded (2013). The basement features insulated subflooring beneath new LVP, keeping the generous entertainment lounge warm and inviting. The kitchen features glass doors, drawers and pull outs, a pantry with glide outs, under cabinet and dimmable recessed lighting. Your new yard is a dream with deck, firepit, well established flowerbed, fenced garden, mature oak and apple trees, raspberries, shed, and double garage with extra parking. The curb appeal is truly unmatched, with a winding walkway that gently curves through a beautifully landscaped rock and tree garden, leading to an inviting entryway framed by lush hedges. Enjoy walks to nearby schools, community league and the annual block party! \*some photos are virtually staged

Built in 1956

### Essential Information

MLS® # E4430442

Price \$440,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	800
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, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
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, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                9

Zoning                            Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 9:17pm MDT