

## \$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 – 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

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Listing information last updated on April 20th, 2025 at 2:47pm MDT