

## \$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

Picture perfect and move-in ready, this charming gem on a tree-lined street is the kind of home you fall in love with the moment you arrive. All the big-ticket updates are done: new shingles on the house & garage (2022), a brand new furnace (2024), upgraded electrical, a custom kitchen, original hardwood floors on the main level, and new vinyl plank flooring in the fully finished basement (levelled and insulated for warmth & comfort). Step outside to a beautiful, private backyard with mature fruit trees, a brand new deck, and a large double garage (20x20), perfect for backyard BBQs and summer evenings. Youâ€™ll love the curb appeal, the friendly neighbours (with summer block parties), and the walkable location close to schools, Jubilee & Hermitage parks, the community league, and more. Lovingly maintained for 17 years and ready for its next chapter, come see for yourself why this one is so special!

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      69  
Zoning                Zone 23

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