

## \$419,000 - 1353 39 Street, Edmonton

MLS® #E4464946

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this stunning 3-bedroom bi-level tucked away in a quiet cul-de-sac! With a bright, spacious floor plan and a prime location, this is the perfect family home. The large peninsula kitchen features granite countertops and ample workspace. The dining area is ideal for entertaining, with patio doors opening to a covered deck that doubles as a cozy sunroom. The living room boasts vaulted ceilings and large windows for natural light. The primary suite includes a walk-in closet and private 3-piece ensuite, with two more bedrooms and a 4-piece bath completing the main floor. The finished basement offers a large family room with a wood-burning fireplace—perfect for relaxing or hosting. Enjoy the covered deck overlooking the backyard, plus an attached garage and huge rear pad for RVs. Shingles replaced in 2024. Close to schools, parks, shopping, and the Anthony Henday.

Built in 1982

### Essential Information

MLS® #	E4464946
Price	\$419,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,240
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1353 39 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2M6

### **Amenities**

Amenities	Fire Pit, Skylight, Sunroom
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 6th, 2025

Days on Market 2

Zoning Zone 29

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 November 8th, 2025 at 11:47am MST