

# \$309,888 - 1324 39 Street, Edmonton

MLS® #E4430510

## \$309,888

3 Bedroom, 1.50 Bathroom, 1,109 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Prime Location! This charming, freshly painted, 1,100+ sq. ft. three-bedroom home is perfectly situated for a growing family. Just a short walk to Crawford Plains School and Crawford Plains Park, with T.D. Baker School and Pollard Meadows Park only a quick bike ride or drive away. Need to shop or grab a bite? Youâ€™re just six minutes from a variety of restaurants and stores. Enjoy the spacious, fenced yardâ€”perfect for kids, pets, and outdoor gatherings. Plus, off-street parking provides room for multiple vehicles. Recent updates include new shingles (2023) and a brand-new hot water tank (installed October 2024), giving you peace of mind. Donâ€™t miss this fantastic opportunity in a convenient, family-friendly neighborhood!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430510  |
| Price          | \$309,888 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,109     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1981          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1324 39 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2M7         |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Off Street Parking, Deck |
| Parking Spaces | 2                        |
| Parking        | See Remarks              |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 29          |

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Listing information last updated on April 19th, 2025 at 12:02am MDT