

## \$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

Cute as a button and packed with charm, this is the perfect home to start your homeownership journey. Located on a tree-lined street in a wonderful community, this little gem offers all the big-ticket upgrades that make moving in stress-free, including new shingles on the house & garage (2022), brand new furnace (2024), & upgraded electrical. Inside, the character shines through with original hardwood floors, antique clawfoot tub and beautifully upgraded kitchen with the perfect picture window overlooking the backyard. Fully finished basement with upgraded vinyl plank flooring (levelled & insulated). Dream backyard with new deck, fenced garden, mature landscaping, raspberry bushes (will last until Thanksgiving!), 22x20 double garage & extra parking. Youâ€™™ll love the curb appeal, friendly neighbours, and walkable location close to schools, community league, parks & dog park. Bonus: the annual block party with live music and food trucks is a neighbourhood favorite. Lovingly maintained for the past 17 years!

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	39
Zoning	Zone 23

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