

\$525,000 - 13068 39 Street, Edmonton

MLS® #E4449545

\$525,000

3 Bedroom, 3.00 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

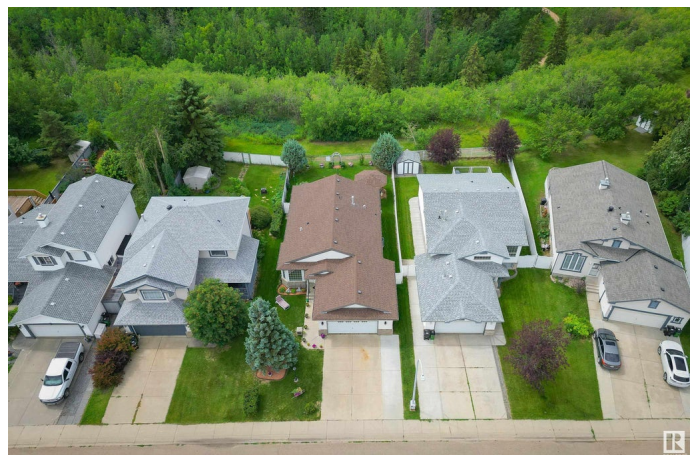
Welcome home to this immaculate 1411 sq.ft. bungalow BACKING ONTO KENNEDALE RAVINE with gorgeous views & privacy. There are a total of 3 bedrooms + a den & 3 bathrooms. Open floor plan with vaulted ceilings in the living, dining room & kitchen with great views & sunny southwest exposures. The kitchen has oak cabinetry with a large eating island with extra storage, a pantry & newer stainless appliances. The living room has hardwood flooring & a gas fireplace. Hardwood flooring in the hallway & main floor bedrooms & den. The primary suite has a walk-in closet & a 3 piece ensuite bathroom. There is a 4 piece main bathroom next to the den & across from the 2nd bedroom. Laundry is on the main floor. The lower level has a family room, bedroom, games room, craft room & 3 piece bathroom. The fenced southwest yard facing the ravine has a deck with composite material & a gazebo. Oversized double attached heated garage. Furnace & HWT 2024, A/C 2015, Roof 2019. Close to walking trails, schools, shopping.

Built in 2002

Essential Information

MLS® # E4449545

Price \$525,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,411 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13068 39 Street |
| Area | Edmonton |
| Subdivision | Belmont |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 4Y6 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck, Gazebo, Vaulted Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

| | |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 35 |

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Listing information last updated on July 26th, 2025 at 3:02pm MDT