

\$300,000 - 1412 39 Street, Edmonton

MLS® #E4424563

\$300,000

3 Bedroom, 1.50 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Location! Location! Location! Just one block away from Crawford Plains Park and Crawford Plains Elementary School, this home is ideally located for a young family. Shops and services are nearby on 23 Avenue and you'll enjoy quick access to the Anthony Henday. Fresh paint and new carpet make this home move-in ready, and you'll fall in love with the renovated kitchen! Featuring bright white cabinets and a convenient peninsula with breakfast bar, there's loads of counter space! Patio doors lead out to the deck overlooking the HUGE fenced back yard. Gardeners, kids and pups will all enjoy this space! Upstairs you'll find 3 comfortable bedrooms, all with new carpet and paint, plus the main 4-piece bath. The lower level of this home is partly finished and features a large rec room, plus laundry and storage areas. Ready for immediate possession, this home can be yours this spring!

Built in 1979

Essential Information

MLS® #	E4424563
Price	\$300,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1412 39 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2M7

Amenities

Amenities	No Smoking Home, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, Front Drive Access, Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Crawford Plains School
Middle	T D Baker School
High	W P Wagner School

Additional Information

Date Listed March 7th, 2025

Days on Market 7

Zoning Zone 29

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