

## \$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? You're just six minutes from a variety of restaurants and stores. Enjoy the spacious, fenced yard—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. Don'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 9:17pm MDT