

## **\$394,900 - 12121 39 Street, Edmonton**

MLS® #E4464412

### **\$394,900**

3 Bedroom, 1.00 Bathroom, 801 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

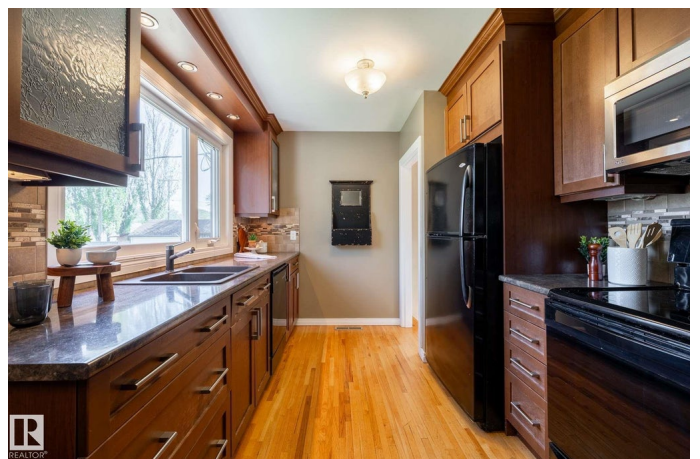
Cute, cozy, and full of heart. This little gem on a tree-lined street has been lovingly cared for by the same owner since 2007 and now it's ready for you. Inside, you'll find upgrades throughout including a beautiful custom kitchen with pantry, updated bathroom with clawfoot tub, new shingles on the house and garage (2022), a brand-new furnace (2024), upgraded electrical, original hardwood floors on the main and new vinyl plank flooring in the fully finished basement. Plenty of flexibility here with a third bedroom, space to add a fourth, and a separate side entrance. You'll love the picture window overlooking the sunny backyard where you'll enjoy mature landscaping, a garden and firepit area, plus a new side deck and fully fenced yard with a 20x20 double garage. This is a happy little home on a friendly street known for summer block parties, in a walkable location close to schools, Jubilee and Hermitage Parks, the community league, and more. After 17 years of love and care, it's ready for its next story.

Built in 1956

### **Essential Information**

MLS® # E4464412

Price \$394,900



|                |                        |
|----------------|------------------------|
| 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   | 575.46                                                                                                                |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 23            |

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Listing information last updated on November 2nd, 2025 at 9:17pm MST