

## \$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

Picture perfect and move-in ready, this charming gem on a tree-lined street is the kind of home you fall in love with the moment you arrive. All the big-ticket updates are done: new shingles on the house & garage (2022), a brand new furnace (2024), upgraded electrical, a custom kitchen, original hardwood floors on the main level, and new vinyl plank flooring in the fully finished basement (levelled and insulated for warmth & comfort). Step outside to a beautiful, private backyard with mature fruit trees, a brand new deck, and a large double garage (20x20), perfect for backyard BBQs and summer evenings. Youâ€™ll love the curb appeal, the friendly neighbours (with summer block parties), and the walkable location close to schools, Jubilee & Hermitage parks, the community league, and more. Lovingly maintained for 17 years and ready for its next chapter, come see for yourself why this one is so special!

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      87  
Zoning                Zone 23

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