

## \$425,000 - 1325 39 Street, Edmonton

MLS® #E4421185

### \$425,000

3 Bedroom, 4.00 Bathroom, 961 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this charming bi-level home, nestled in a quiet cul-de-sac in the heart of Millwood's. The main floor features a beautiful kitchen, a spacious living room, two bedrooms, and a full bathroom. The basement offers a generous living room, a good-sized bedroom, and three full bathrooms, with the potential to add an additional bedroom. The property also includes a large parking pad and a sizable backyard, providing ample outdoor space.

Built in 1981

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4421185               |
| Price          | \$425,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 961                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

Address 1325 39 Street



|             |                 |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2M6         |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Amenities | Air Conditioner, Deck |
| Parking   | Front Drive Access    |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 47                  |
| Zoning         | Zone 29             |

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Listing information last updated on March 31st, 2025 at 4:47pm MDT