

Courtesy Of Patrick D Fields Of Real Broker

# \$459,900 - 12140 39 Street, Edmonton

MLS® #E4425590

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,029 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

INLAW SUITE OPTION. Don't miss this incredible opportunity to own a beautifully updated bungalow, offering modern comforts and timeless charm. Every inch of this home has been completely renovated. The basement is slated for completion for mid May! tremendous opportunity to buy at todays price and choose floor plan. The spacious open-concept living area is bathed in natural light, showcasing fresh flooring, sleek finishes, and stylish upgrades throughout. The fully redesigned kitchen boasts plenty of counter & cabinet space for the chef in the family. The 2 spacious bedrooms offer plenty of closet space, and the contemporary bathrooms feature elegant fixtures and luxurious touches. The large, private fenced backyard provides endless potential for outdoor enjoyment complete with an oversized double garage. New Roof 2024, upgraded plumbing & electrical. Close to Yellowhead Fwy, AHD with easy access to amenities, schools, and public transportation, this bungalow is the perfect place to call home.

Built in 1961

## Essential Information

MLS® # E4425590

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,029                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12140 39 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2K1         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, Over Sized   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

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

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      1

Zoning                Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 12:17pm MDT