

\$309,888 - 1324 39 Street Nw, Edmonton

MLS® #A2211202

\$309,888

3 Bedroom, 1.00 Bathroom, 1,109 sqft
Residential on 0.08 Acres

Crawford Plains, Edmonton, Alberta

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? Youâ€™re just six minutes from a variety of restaurants and stores. Enjoy the spacious, fenced yardâ€”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. Donâ€™t miss this fantastic opportunity in a convenient, family-friendly neighborhood!

Built in 1981

Essential Information

MLS® #	A2211202
Price	\$309,888
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,109
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1324 39 Street Nw
Subdivision	Crawford Plains
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6L2M7

Amenities

Parking Spaces	2
Parking	Off Street, Tandem

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	3
Zoning	29

Listing Details

Listing Office	Professional Realty Group
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