

## **\$324,900 - 11905 39 Street, Edmonton**

MLS® #E4448727

### **\$324,900**

3 Bedroom, 2.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Incredible property for the growing family. Great neighbours, quiet street & directly across from St. Bernadette Catholic Elementary School. Affordability & comfort welcome you home to 11905 39 ST NW. Featuring two living / entertaining areas this spacious bungalow has everything the growing family needs. 3 bedroom, 2 bathrooms on a large lot. The kitchen is welcoming with a large window & white cabinets, the living area is perfect for entertaining. A privately situated primary bedroom located away from the other beds. The backyard is accessible through patio doors off the family room leading to a large back deck. The backyard allows for a future garage build & the chain link fence has a RV/ trailer gate to help you store your toys. The basement is partially built out ready to welcome your creativity. Easy access to transit, shopping, Rundle park & Anthony Henday access. Hot water tank is new in the last couple years as are the shingles. Buy with confidence. Perfect for the first time buyer or investor.

Built in 1943

### **Essential Information**

MLS® # E4448727

Price \$324,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11905 39 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2J6         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | On Street Parking, R.V. Storage, See Remarks           |
| Parking   | Front Drive Access, No Garage, RV Parking, See Remarks |

### Interior

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

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                  |
| Exterior Features | Airport Nearby, Cross Fenced, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 19th, 2025

Days on Market                35

Zoning                            Zone 23

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Listing information last updated on August 23rd, 2025 at 3:47pm MDT