

Courtesy Of Craig D Hummel Of RE/MAX River City

\$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 13

Zoning Zone 23

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