

## \$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	54
Zoning	Zone 29

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