

## \$330,000 - 1312 39 Street, Edmonton

MLS® #E4465706

**\$330,000**

3 Bedroom, 2.00 Bathroom, 836 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to Crawford Plains â€” a quiet, family-friendly community in Southeast Edmonton. This well-kept bi-level half duplex offers practical living with plenty of natural light and functional space throughout. The main floor features a bright living room with large windows, a spacious kitchen with good cabinet storage, and an adjacent dining area. Two bedrooms and a full bathroom complete the upper level, while the finished basement adds a large family room, third bedroom, second full bathroom, and a laundry area with extra storage. Enjoy added comfort with central A/C, newer shingles, and a fully fenced backyard complete with a freshly painted deck and storage shed. Located just steps from Crawford Plains School and park, with quick access to shopping, public transit, and the Anthony Henday, this move-in-ready home delivers value, flexibility, and convenience at an affordable price point â€” perfect for first-time buyers or investors alike.

Built in 1980

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465706  |
| Price     | \$330,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 836           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1312 39 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2M7         |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Front Drive Access, Parking Pad Cement/Paved                                                         |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                  |
| Stories      | 2                                                                                                                                          |
| Has Basement | Yes                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                          |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stucco, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                           |

### Additional Information

Date Listed November 14th, 2025

Days on Market 2

Zoning Zone 29

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Listing information last updated on November 15th, 2025 at 9:32pm MST