

# \$330,000 - 12126 39 Street, Edmonton

MLS® #E4458103

## \$330,000

3 Bedroom, 2.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this well-loved bungalow that has been home to the same family for over 40 years. Nestled on a spacious lot in the quiet & established neighbourhood of Beacon Heights, this property offers a rare opportunity for first-time homebuyers, renovators, or developers alike. Thoughtful additions over the years have added extra size and functionality to the home, and more recent upgrades include the updated kitchen (2012), furnace (2017), hot water tank (2021), and newly renovated main bathroom (2025). The large yard is fully fenced and there is plenty of room along the side to store your RV. The 21' x 25' double detached garage is heated so you can keep your car warm and work on your renovation projects throughout the year! This is a great opportunity to own in a family-friendly neighbourhood!

Built in 1940

### Essential Information

MLS® #	E4458103
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00



Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12126 39 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2K1

### **Amenities**

Amenities	No Smoking Home, R.V. Storage
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Rolling Land, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Block, Concrete Perimeter

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 23

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Listing information last updated on September 17th, 2025 at 11:32pm MDT