

# \$320,000 - 12126 39 St Nw, Edmonton

MLS® #E4458103

## \$320,000

3 Bedroom, 2.00 Bathroom, 972 sqft  
Single Family on 0.14 Acres

Beacon Heights, Edmonton, Alberta

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! (id:6289)

Built in 1940

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4458103      |
| Price          | \$320,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 972           |
| Acres          | 0.14          |
| Year Built     | 1940          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Bungalow |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 12126 39 St Nw |
| Subdivision | Beacon Heights |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T5W2K1         |

### Amenities

|              |                                           |
|--------------|-------------------------------------------|
| Amenities    | Public Transit, Schools                   |
| Features     | Rolling, Flat site, Lane, No Smoking Home |
| Parking      | Detached Garage                           |
| # of Garages | 1                                         |

### Interior

|              |                                                      |
|--------------|------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                           |
| # of Stories | 1                                                    |
| Has Basement | Yes                                                  |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Schmidt Realty Group Inc |
|----------------|--------------------------|



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