

## \$525,000 - 13068 39 Street, Edmonton

MLS® #E4449545

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

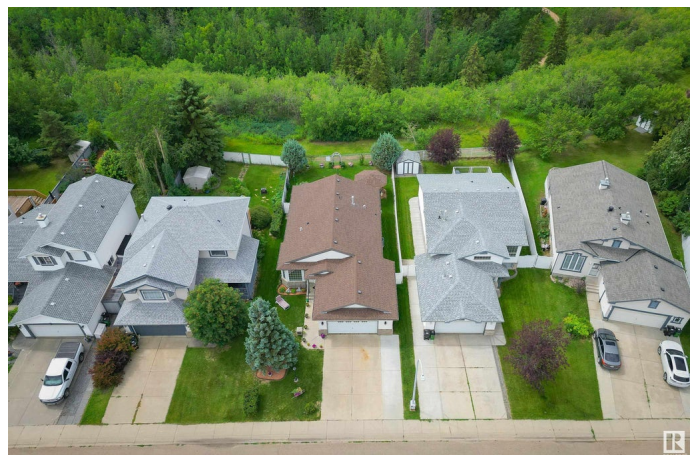
Welcome home to this immaculate 1411 sq.ft. bungalow BACKING ONTO KENNEDALE RAVINE with gorgeous views & privacy. There are a total of 3 bedrooms + a den & 3 bathrooms. Open floor plan with vaulted ceilings in the living, dining room & kitchen with great views & sunny southwest exposures. The kitchen has oak cabinetry with a large eating island with extra storage, a pantry & newer stainless appliances. The living room has hardwood flooring & a gas fireplace. Hardwood flooring in the hallway & main floor bedrooms & den. The primary suite has a walk-in closet & a 3 piece ensuite bathroom. There is a 4 piece main bathroom next to the den & across from the 2nd bedroom. Laundry is on the main floor. The lower level has a family room, bedroom, games room, craft room & 3 piece bathroom. The fenced southwest yard facing the ravine has a deck with composite material & a gazebo. Oversized double attached heated garage. Furnace & HWT 2024, A/C 2015, Roof 2019. Close to walking trails, schools, shopping.

Built in 2002

### Essential Information

MLS® # E4449545

Price \$525,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13068 39 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4Y6

### **Amenities**

Amenities	Air Conditioner, Deck, Gazebo, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 35

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Listing information last updated on July 27th, 2025 at 9:47pm MDT