

\$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
----------	--------------------

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	9
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 8:17am MDT