

\$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 – 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 – 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

Zoning Zone 29

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