

# \$299,900 - 12126 39 Street, Edmonton

MLS® #E4458103

**\$299,900**

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          | \$299,900 |
| 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 | 49                   |
| Zoning         | Zone 23              |

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Listing information last updated on November 4th, 2025 at 10:17pm MST