

## \$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         |

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Listing information last updated on August 2nd, 2025 at 2:02pm MDT