

Courtesy Of Steve W Leddy Of RE/MAX Elite

## **\$452,000 - 1704 39 Street, Edmonton**

---

MLS® #E4458289

**\$452,000**

4 Bedroom, 1.00 Bathroom, 1,153 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Pride of ownership lives here! Welcome home to the family friendly community of Daly Grove, where this beautiful upgraded bungalow on a MASSIVE LOT is ready & waiting for you. Step inside to a ceramic tiled entry & make your way into the cozy living room w/wood burning fireplace, maple laminate flooring, loads of light + tons of configurations! Formal dining is a great size & fits 6 comfortably. Kitchen boasts upgraded maple cabinetry & lighting w/loads of counter space, pantry, white appliances, looks onto the back yard + breakfast nook made for 4. 3 great sized bedrooms up, including the master bedroom with his/hers closets. Basement is FULLY FINISHED & ready w/the personal touches for your HUGE FAMILY room/flex space + LOADS of storage available throughout! Double attached garage, RV PARKING, new front door, blackout blinds, newer shingles (2019), new furnace (2024), newer H2O tank (2020), and more.. HUGE PIE LOT (sanctuary) is the cherry on top w/fire pit area, tree house, privacy. A true MUST see!

Built in 1979

### **Essential Information**

MLS® # E4458289

Price \$452,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,153                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1704 39 Street |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2R5        |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Air Conditioner, Fire Pit, No Smoking Home, R.V. Storage |
| Parking Spaces | 6                                                        |
| Parking        | Double Garage Attached                                   |

### Interior

|              |                                                                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplace    | Yes                                                                                                                                                                                      |
| Fireplaces   | See Remarks                                                                                                                                                                              |
| Stories      | 2                                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 29              |

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 October 17th, 2025 at 3:02am MDT