

Courtesy Of Steve W Leddy Of RE/MAX Elite

## **\$457,500 - 1704 39 Street, Edmonton**

MLS® #E4458289

### **\$457,500**

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	\$457,500



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
Zoning	Zone 29

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