

## \$334,900 - 3011 139 Avenue, Edmonton

MLS® #E4455818

**\$334,900**

4 Bedroom, 2.00 Bathroom, 870 sqft

Single Family on 0.00 Acres

Hairsine, Edmonton, AB

Discover this well maintained half duplex in the quiet, family friendly neighborhood of Hairsine. The entrance opens to the kitchen that features white cabinetry w/ crown molding, tile backsplash & some s/s appliances. The dining room is just off the kitchen. The living room has patio doors to the back deck. Two spacious bedrooms and a main four piece bathroom complete the main floor. The FULLY FINISHED BASEMENT has a second kitchen, family room, two additional bedrooms, three piece bathroom and laundry room- ideal for extended family! The yard is fully fenced with privacy slats on front, back, and east side of the property. A newer double detached garage (22' x 24') with an extended concrete pad completes this home! Steps from J.D. Bracco Junior High and other amenities. This property is perfect for first-time buyers, multi-generational families or investors looking for a solid income opportunity!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455818  |
| Price      | \$334,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 870           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3011 139 Avenue |
| Area        | Edmonton        |
| Subdivision | Hairsine        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1M1         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | On Street Parking, Deck, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                              |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 2                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stucco                                                                                  |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

Days on Market 39

Zoning Zone 35

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