

# \$1,595,000 - 12304 39 Avenue, Edmonton

MLS® #E4417798

**\$1,595,000**

6 Bedroom, 5.00 Bathroom, 3,085 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to Aspen Gardens - One of Edmontons most sought after Family Neighbourhoods. This Executive 6 Bedroom, 5 Full bathroom home features an Open Concept, Wide Plank engineered Hardwood flooring, an Entertainers Kitchen, Large Great room, Upgraded Cabinetry, Main floor Den, Full washroom on the Main floor. Upstairs features 3 Bedroom 3 Full Washrooms, a Huge Bonus room and a Full size Laundry Room, Spa Like Ensuite with an Amazing Wet room, His and Hers Sinks and a Large Walk in Closet. Lower level will come completely finished with an additional two bedrooms, rec area and High Ceilings. House sits on a Great Quiet Street in Aspen Gardens. This lot is surrounded by Trees on all sides you will feel like you are in a Park in your back yard. Walking distance to some of Edmonton's top Schools in the City (Westbrook Elementary and Vernon Barford Junior High). Mins to the Derrick Golf Course.

Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4417798    |
| Price     | \$1,595,000 |
| Bedrooms  | 6           |
| Bathrooms | 5.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Square Footage | 3,085                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12304 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Aspen Gardens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0N2         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Ceiling 10 ft., Ceiling 9 ft. |
| Parking   | Double Garage Attached        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Hardie Board Siding  |
| Exterior Features | Golf Nearby, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Westbrook      |
| Middle     | Vernon Barford |
| High       | Harry Ainlay   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 12th, 2025 |
| Days on Market | 97                 |
| Zoning         | Zone 16            |

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 April 19th, 2025 at 2:32pm MDT