

# **\$1,399,999 - 12408 39 Avenue, Edmonton**

MLS® #E4447346

**\$1,399,999**

4 Bedroom, 4.00 Bathroom, 2,751 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to Aspen Gardens—one of Edmonton's most prestigious communities with top-rated schools, ravine trails & mature trees. This FULLY FINISHED & UPGRADED 4 bed, 2751 SQFT home has stunning curb appeal & a massive 10,000+ square foot LOT! Inside a cozy living room with new gas fireplace, & a bright family room with porch access. The white kitchen features ceiling-height cabinets, eat-up island, high-end appliances and dining area. A huge mudroom with built-ins, laundry, and 3-piece bath complete the main floor. Upstairs offers a spacious primary with built-ins & 4-piece ensuite, 3 more bedrooms, & a 5-piece bath. The finished basement has a large rec room, flex/gym space, & 3-piece bath. True pride in ownership in all aspects of this home. Your private backyard oasis—lush landscaping, mature trees, large deck, & total privacy. Featuring an OVERSIZED triple detached garage & workshop, radon mitigation system & in-floor heating. Minutes to Derrick Golf Course, & easy access to Whitemud Drive.

Built in 1967

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4447346    |
| Price  | \$1,399,999 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,751                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12408 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Aspen Gardens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0N2         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, See Remarks                  |
| Parking Spaces | 4                                  |
| Parking        | Over Sized, Triple Garage Detached |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Mantel, See Remarks                                                                                        |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Ski Hill Nearby, See Remarks

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | WESTBROOK SCHOOL |
| Middle     | VERNON BARFORD   |
| High       | HARRY AINLAY     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 16         |

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Listing information last updated on August 2nd, 2025 at 9:47am MDT