

\$428,888 - 12416 39 Avenue, Edmonton

MLS® #E4450176

\$428,888

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to highly desired ASPEN GARDENS! Located on the premier street on 39th AVE, this 4,873 sqft lot is awaiting your dream home. Lot size of 33 x 150 ft and does not have a back alley- perfect for building that front attached garage. Lot is equipped with electrical and gas. Price includes demo and abatement of current property. You are walking distance to two the best schools in the city including Westbrook School and Vernon Barford School, as well as shopping, parks, private golf course (The Derrick Golf Club), ski hill and ravine trails. Only 1 block from the trails at Whitemud/Rainbow Valley Ravine. Transportation routes are just steps from your door allowing easy and quick commutes to the U of A, University hospital and downtown! Lovely neighbours and mature trees on Aspen's most coveted street! Don't miss this rare opportunity!



Essential Information

MLS® #	E4450176
Price	\$428,888
Lease Rate	\$10
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land

Status Active

Community Information

Address 12416 39 Avenue
Area Edmonton
Subdivision Aspen Gardens
City Edmonton
County ALBERTA
Province AB
Postal Code T6J 0N2

Amenities

Parking Spaces 4

Exterior

Exterior Features Golf Nearby, Level Land, Park/Reserve, Private Setting, Public
Transportation, Schools, Shopping Nearby, Ski Hill Nearby

School Information

Elementary Westbrook/St Boniface
Middle Vernon Barford/LSL
High Harry Ainlay/LSL

Additional Information

Date Listed July 29th, 2025
Days on Market 82
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 October 19th, 2025 at 8:17am MDT