

# \$1,950,000 - 12306 39 Avenue, Edmonton

MLS® #E4419205

**\$1,950,000**

6 Bedroom, 6.00 Bathroom, 3,575 sqft  
Single Family on 0.00 Acres

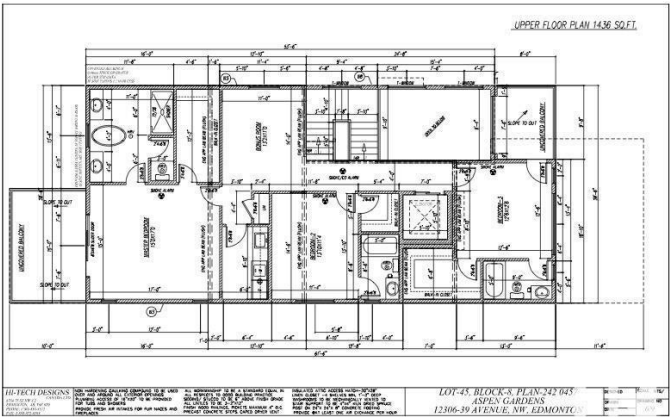
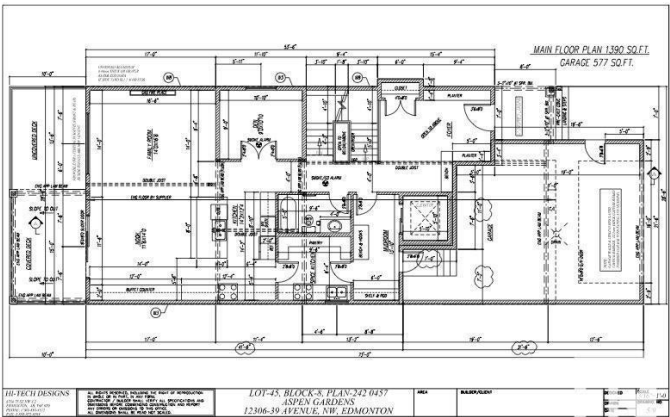
Aspen Gardens, Edmonton, AB

Welcome to Aspen Gardens - One of Edmonton's most sought after Family Neighbourhoods. This home is being Built on an Amazing lot with huge trees all around. This Executive 6 bdrm home offers 4 floors of fully finished living space. 9 ft ceilings on the main, this house offers a tone of Windows. House will come with a huge Family room on the main floor, an Entertainers Kitchen with a secondary "Spice Kitchen" on the main. Upgrades to include: Engineered Wide Plank flooring, Custom Cabinets, Upgraded light fixtures and the list goes on on a on. House will come with Upgraded Stainless steel Appliances. The Main Entrance will take your breath away as it will be a three story ceiling open concept when you walk in. Upper level will feature three bedrooms and a Bouns Room, each bdrm has its own Ensuite. Top Floor will feature another bdrm, Huge covered deck and Bonus room. Home will also have an Elevator to all floors. Walking distance to some of the top schools in the city. Mins to the Derrick Golf Course.

Built in 2025

## Essential Information

MLS® # E4419205  
Price \$1,950,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 3,575                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12306 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Aspen Gardens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0N2         |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, See Remarks, Infill Property |
| Parking   | Double Garage Attached                            |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Stories           | 4                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Hardie Board Siding                                                                 |
| Exterior Features | Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                         |

|              |                                          |
|--------------|------------------------------------------|
| Construction | Wood, Brick, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                       |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Westbrook        |
| Middle     | Vernon Barford   |
| High       | Louis St Laurent |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 16            |

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Listing information last updated on April 27th, 2025 at 6:17am MDT