

Courtesy Of Justin J Vega Of RE/MAX River City

# \$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



MAIN FLOOR PLAN - 1474 SQ. FT.  
MAIN - 1474 SQ. FT.  
UPPER - 1611 SQ. FT.  
TOTAL - 3085 SQ. FT.



UPPER FLOOR PLAN - 1611 SQ. FT.

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	83
Zoning	Zone 16

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Listing information last updated on April 5th, 2025 at 5:32pm MDT