

# \$1,649,000 - 12304 39 Avenue, Edmonton

MLS® #E4456224

**\$1,649,000**

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® #	E4456224
Price	\$1,649,000
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	September 4th, 2025
Days on Market	61
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 November 4th, 2025 at 12:17pm MST