

# \$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	201
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 August 13th, 2025 at 1:33pm MDT