

\$1,399,999 - 12408 39 Avenue, Edmonton

MLS® #E4447346

\$1,399,999

4 Bedroom, 4.00 Bathroom, 2,751 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to Aspen Gardens—one of Edmonton's most prestigious communities with top-rated schools, ravine trails & mature trees. This FULLY FINISHED & UPGRADED 4 bed, 2751 SQFT home has stunning curb appeal & a massive 10,000+ square foot LOT! Inside a cozy living room with new gas fireplace, & a bright family room with porch access. The white kitchen features ceiling-height cabinets, eat-up island, high-end appliances and dining area. A huge mudroom with built-ins, laundry, and 3-piece bath complete the main floor. Upstairs offers a spacious primary with built-ins & 4-piece ensuite, 3 more bedrooms, & a 5-piece bath. The finished basement has a large rec room, flex/gym space, & 3-piece bath. True pride in ownership in all aspects of this home. Your private backyard oasis—lush landscaping, mature trees, large deck, & total privacy. Featuring an OVERSIZED triple detached garage & workshop, radon mitigation system & in-floor heating. Minutes to Derrick Golf Course, & easy access to Whitemud Drive.

Built in 1967

Essential Information

MLS® #	E4447346
Price	\$1,399,999



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,751
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12408 39 Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0N2

Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Over Sized, Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,
Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	WESTBROOK SCHOOL
Middle	VERNON BARFORD
High	HARRY AINLAY

Additional Information

Date Listed	July 11th, 2025
Days on Market	30
Zoning	Zone 16

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