

## \$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

Stunning 4-Bed, 4-Bath Home on a 10,000+ sq ft lot in prestigious ASPEN GARDENS! This 2,751 SQFT gem welcomes you with a unique front porch reminiscent of a cozy cabin in the woods. Inside, enjoy \$250K+ in renovations, including a bright open kitchen, huge mudroom, laundry room with ample storage, and beautifully updated bathrooms. The main floor offers heated tile, a family room perfect for movie nights, and a living room with a new fireplace. Upstairs features a spacious primary with luxurious ensuite, three additional bedrooms, and a 5-piece bath. An oversized heated triple garage includes bonus storage/workshop, while the basement offers a flex/workout room. Outdoors, relax in a private backyard oasis with lush landscaping, a large deck, and mature trees. Located less than 5 minutes' walk to two top schools and a short drive to Snow Valley or the Derrick Club, with ravine trails and a neighbourhood café steps away, this home blends convenience, privacy, and lifestyle.

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 | 70              |
| Zoning         | Zone 16         |

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