# \$1,985,000 - 12306 39 Avenue, Edmonton

MLS® #E4461924

## \$1,985,000

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. 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, Upgraded Lux Windows. 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, 2 Master Bedrooms, Upgraded Stainless steel Appliances. Amazing views from the Third Floor Deck. 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. Min walk to the Whitemud Trail Walking System and close to the U of A South Campus.

Built in 2025

## **Essential Information**

MLS® # E4461924 Price \$1,985,000





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., Open Beam

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Washer,

Refrigerators-Two, Stoves-Two

Heating Forced Air-2, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping

Nearby, Ski Hill Nearby

Roof Asphalt Shingles, Flat

Construction Wood, Stone

Foundation Concrete Perimeter

### **School Information**

Elementary Westbrook

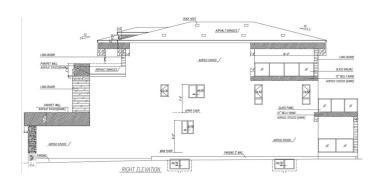
Middle Vernon Barford High Louis St Laurent

### **Additional Information**

Date Listed October 12th, 2025

Days on Market 4

Zoning Zone 16



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Listing information last updated on October 16th, 2025 at 12:02am MDT