# \$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

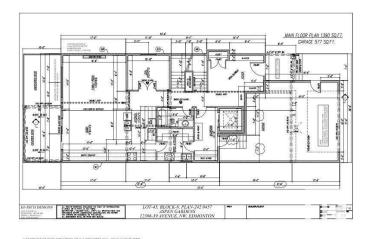
Welcome to Aspen Gardens - One of Edmonton's most sought after Family Neighbourhoods. This home is being Built on an Amazing lot with huge trees all around. This Executive 6 bdrm home offers 4 floors of fully finished living space. 9 ft ceilings on the main, this house offers a tone of Windows. House 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.

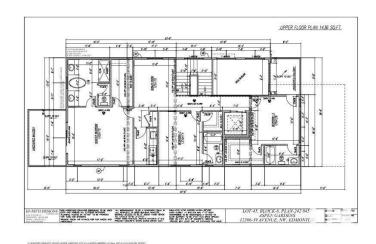
Built in 2025

#### **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 177

Zoning Zone 16

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Listing information last updated on July 19th, 2025 at 9:47pm MDT