

# **\$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 minutesâ€™ walk to two top schools and a short drive to Snow Valley or the Derrick Club, with ravine trails and a neighbourhood cafÃ© 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	67
Zoning	Zone 16

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