

# \$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 22  
Zoning Zone 16

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