

## \$629,000 - 12003 Aspen Drive West, Edmonton

MLS® #E4449245

**\$629,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Amazing opportunity to build on a dream pie lot on Aspen Drive West. Located in Aspen Gardens, one of Edmonton's most desirable neighborhoods and on the most desirable street in the community. Building your dream home here will have you close to nature, with Whitemud Creek Ravine just across the street, offering a peaceful, beautiful setting. Schools like Westbrook Elementary and Vernon Barford Jr High within walking distance, make it an ideal location for families. If you are an outdoor enthusiast, you will love the biking trails and access to Snow Valley Ski Club. The Saville Centre, University of Alberta, and Southgate Mall are all close by.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4449245        |
| Price     | \$629,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                        |
|---------|------------------------|
| Address | 12003 Aspen Drive West |
| Area    | Edmonton               |



|             |               |
|-------------|---------------|
| Subdivision | Aspen Gardens |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6J 2B9       |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Ravine View, Schools, Shopping Nearby |
|-------------------|----------------------------------------------------------------------------------------------------------|

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Westbrook School      |
| Middle     | Vernon Barford School |
| High       | Harry Ainlay School   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 16         |

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Listing information last updated on September 19th, 2025 at 11:02pm MDT