

## \$428,888 - 12416 39 Avenue, Edmonton

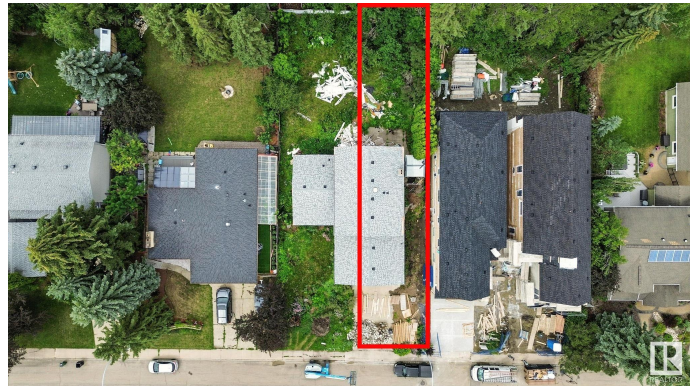
MLS® #E4450176

**\$428,888**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to highly desired ASPEN GARDENS! Located on the premier street on 39th AVE, this 4,873 sqft lot is awaiting your dream home. Lot size of 33 x 150 ft and does not have a back alley- perfect for building that front attached garage. Lot is equipped with electrical and gas. Price includes demo and abatement of current property. You are walking distance to two the best schools in the city including Westbrook School and Vernon Barford School, as well as shopping, parks, private golf course (The Derrick Golf Club), ski hill and ravine trails. Only 1 block from the trails at Whitemud/Rainbow Valley Ravine. Transportation routes are just steps from your door allowing easy and quick commutes to the U of A, University hospital and downtown! Lovely neighbours and mature trees on Aspen's most coveted street! Don't miss this rare opportunity!



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4450176        |
| Price     | \$428,888       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12416 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Aspen Gardens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0N2         |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Exterior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Level Land, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Westbrook/St Boniface |
| Middle     | Vernon Barford/LSL    |
| High       | Harry Ainlay/LSL      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 16         |

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Listing information last updated on September 19th, 2025 at 10:03am MDT