

Courtesy Of Justin J Vega Of RE/MAX River City

# \$1,649,000 - 12304 39 Avenue, Edmonton

MLS® #E4465500

**\$1,649,000**

6 Bedroom, 5.00 Bathroom, 3,173 sqft

Single Family on 0.00 Acres

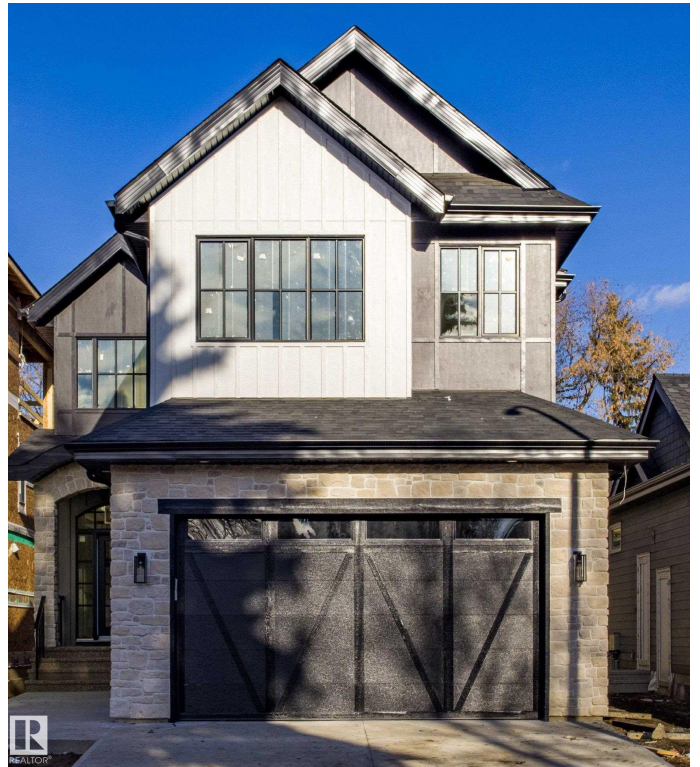
Aspen Gardens, Edmonton, AB

Welcome to Aspen Gardens - One of Edmontons most sought after Family Neighbourhoods. This Executive 6 Bdrms, 5 Full bathroom home features an Open Concept, Wide Plank Engineered Hardwood Flooring, Upgraded Lux Windows, a Grand Entertainers Kitchen, Large Great room, Upgraded Cabinetry, Main floor Den, Full washroom on the Main floor. Upstairs features 3 Bedroom 3 Full Washrooms, plus a Huge Bonus room, with Tec Area and a Full size Laundry Room. Master features a Spa Like Ensuite with an Amazing Wet room, His and Hers Sinks and a Large Walk in Closet. Lower level will come completely finished with an additional two bedrooms, rec area and High Ceilings. House sits on a Great Quiet Street. This lot is surrounded by Trees, you will feel like you are in a Park in your back yard. Walking distance to some of Edmonton's top Schools in the City (Westbrook Elementary and Vernon Barford Junior High). Mins to the Derrick Golf Course. House has been substantially upgraded. This is an amazing family home.

Built in 2025

## Essential Information

MLS® #	E4465500
Price	\$1,649,000



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,173
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12304 39 Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0N2

### **Amenities**

Amenities	Ceiling 10 ft., Ceiling 9 ft.
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Golf Nearby, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Hardie Board S  
Foundation Concrete Perimeter

### School Information

Elementary Westbrook  
Middle Vernon Barford  
High Harry Ainlay

### Additional Information

Date Listed November 12th, 2025  
Days on Market 8  
Zoning Zone 16



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Listing information last updated on November 20th, 2025 at 3:17pm MST