

Courtesy Of Justin J Vega Of RE/MAX River City

## **\$1,985,000 - 12306 39 Avenue, Edmonton**

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MLS® #E4461924

**\$1,985,000**

6 Bedroom, 6.00 Bathroom, 3,575 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to Aspen Gardens - One of Edmonton's most sought after Family Neighbourhoods. Amazing lot with huge trees all around. This Executive 6 bdrm home offers 4 floors of fully finished living space. 9 ft ceilings on the main, Upgraded Lux Windows. Huge Family room on the main floor, an Entertainers Kitchen with a secondary "Spice Kitchen" on the main. Upgrades to include: Engineered Wide Plank flooring, Custom Cabinets, 2 Master Bedrooms, Upgraded Stainless steel Appliances. Amazing views from the Third Floor Deck. The Main Entrance will take your breath away as it will be a three story ceiling open concept when you walk in. Upper level will feature three bedrooms and a Bouns Room, each bdrm has its own Ensuite. Top Floor will feature another bdrm, Huge covered deck and Bonus room. Home will also have an Elevator to all floors. Walking distance to some of the top schools in the city. Mins to the Derrick Golf Course. Min walk to the Whitemud Trail Walking System and close to the U of A South Campus.

Built in 2025

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4461924    |
| Price  | \$1,985,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 3,575                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12306 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Aspen Gardens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0N2         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Ceiling 9 ft., Open Beam |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                             |
| Stories           | 4                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Finished                                                                        |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                             |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles, Flat                                                                  |
| Construction      | Wood, Stone                                                                             |

Listing information last updated on October 19th, 2025 at 3:02am MDT