

Courtesy Of Justin J Vega Of RE/MAX River City

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

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

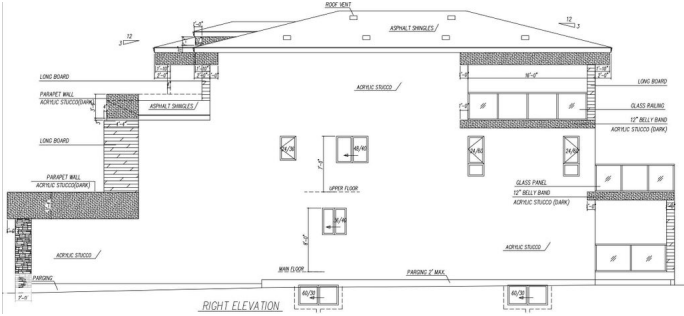
Foundation Concrete Perimeter

School Information

Elementary Westbrook
Middle Vernon Barford
High Louis St Laurent

Additional Information

Date Listed October 12th, 2025
Days on Market 3
Zoning Zone 16



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 15th, 2025 at 8:02am MDT