

\$2,750,000 - 12212 39 Avenue, Edmonton

MLS® #E4415954

\$2,750,000

6 Bedroom, 5.50 Bathroom, 3,223 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

EXQUISITE CUSTOM LUXURY BUNGALOW

located in ASPEN GARDENS, home to some Edmonton's BEST SCHOOLS! Built to the

HIGHEST SPECIFICATIONS: 30"•

footings(Truly Solid to the core).

EXTERIOR: Brick & Limestone facade w/ Hardie Board siding. 50-Yr Shingles, German Tilt & Turn Windows, Multi-point locking doors, to name a few. Inside the grand foyer are

VAULTED CEILINGS to the Dining, Great room and ULTIMATE LUXURY KITCHEN w/

WOLF Gas Stove & Wall Oven; 42"• Built-In KitchenAid Fridge & 2x MIELE D/W, PLUS

separate SPICE KITCHEN. Large SUNROOM wrapped w/ Windows & Skylights SOAKED in

SUN looking onto majestic backyard trees. Engineered Hardwood Floors w/ Radiant

heating throughout. Primary Suite w/ 2 large WI closets, Spacious Ensuite w/ 5'•x8'•

custom shower. 2 more bedrooms w/ ensuites complete the main. Basement feats. 2-Bdrm

Nanny suite + (OPTIONAL) SPACIOUS 1,166 Sq.Ft. Legal-secondary-suite. THREE-CAR

HEATED GARAGE equipped w/ EV Charger. Home equipped w/ SOLAR PANEL reducing

energy bills - Completion Oct.1, 2025



Built in 2024

Essential Information

MLS® #

E4415954

| | |
|----------------|------------------------|
| Price | \$2,750,000 |
| Bedrooms | 6 |
| Bathrooms | 5.50 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 3,223 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12212 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., Exterior Walls- 2"x6", No Animal Home, Vinyl Windows, Natural Gas BBQ Hookup, Solar Equipment |
| Parking Spaces | 5 |
| Parking | Tandem, Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, See Remarks, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Hardie Board Siding |
| Exterior Features | No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------|
| Elementary | WESTBROOK SCHOOL |
| Middle | VERNON BARFORD SCHOOL |
| High | HARRY AINLAY SCHOOL |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 13th, 2024 |
| Days on Market | 130 |
| Zoning | Zone 16 |

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Listing information last updated on April 22nd, 2025 at 2:02pm MDT