Courtesy Of Michael D Melnychuk Of Century 21 All Stars Realty Ltd

$1,399,999 - 12408 39 Avenue, Edmonton

MLS® #E4447346

$1,399,999
4 Bedroom, 4.00 Bathroom, 2,751 sqft
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Stunning 4-Bed, 4-Bath Home on a 10,000+ sq ft lot in prestigious ASPEN GARDENS! This 2,751 SQFT gem welcomes you with a unique front porch reminiscent of a cozy cabin in the woods. Inside, enjoy $250K+ in renovations, including a bright open kitchen, huge mudroom, laundry room with ample storage, and beautifully updated bathrooms. The main floor offers heated tile, a family room perfect for movie nights, and a living room with a new fireplace. Upstairs features a spacious primary with luxurious ensuite, three additional bedrooms, and a 5-piece bath. An oversized heated triple garage includes bonus storage/workshop, while the basement offers a flex/workout room. Outdoors, relax in a private backyard oasis with lush landscaping, a large deck, and mature trees. Located less than 5 minutesâ€™ walk to two top schools and a short drive to Snow Valley or the Derrick Club, with ravine trails and a neighbourhood cafÃ© steps away, this home blends convenience, privacy, and lifestyle.

Built in 1967

Essential Information

MLS® #	E4447346
Price	$1,399,999
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,751
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12408 39 Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0N2

Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Over Sized, Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	WESTBROOK SCHOOL
Middle	VERNON BARFORD
High	HARRY AINLAY

Additional Information

Date Listed	July 11th, 2025
Days on Market	63
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 12th, 2025 at 6:47pm MDT