

## \$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/ ensuite 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	125
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 April 17th, 2025 at 5:47pm MDT