

Courtesy Of Adam J Benke Of Real Broker

## \$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	113
Zoning	Zone 16

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Listing information last updated on April 5th, 2025 at 2:02am MDT