

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 | 117                 |
| Zoning         | Zone 16             |

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Listing information last updated on April 8th, 2025 at 10:17pm MDT