

# **\$1,718,700 - 12412 39, Edmonton**

MLS® #E4442345

**\$1,718,700**

4 Bedroom, 3.50 Bathroom, 3,355 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

ACE LANGE sure knows how to build a HOME... and this one is going to be special. Nestled in the heart of Aspen Gardens on a mature lot and steps to the ravine, this 3300 sq foot Estate Home is what you have been waiting for. Our designer has been hard at work selecting the very best quality finishes, but you can have your say too. The main floor offers large windows and spacious rooms: den/home office, open concept living/dining/kitchen plus a convenient butler's pantry + walk-in pantry. The upper floor has a beautiful vaulted bonus room w/ wraparound windows plus a large laundry room and 3 fabulous bedrooms. The primary faces the backyard w/ green mature tree views. Fit for the pages of a magazine, the ensuite bathroom has separate vanities & a luxury tub/shower room! The additional bedrooms are connected by an elevated Jack & Jill bathroom + walk-in closets. The fully finished basement includes a bedroom, bathroom, rec room and large storage rm. Built by ACE LANGE HOMES, a builder you KNOW AND TRUST.

Built in 2025

## **Essential Information**

MLS® # E4442345

Price \$1,718,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,355                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 12412 39      |
| Area        | Edmonton      |
| Subdivision | Aspen Gardens |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6J 0N2       |

### Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Deck, Smart/Program. Thermostat, Vaulted Ceiling, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                          |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | See Remarks                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                                            |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stone, Stucco, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                                    |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Westbrook Elementary       |
| Middle     | Vernon Barford Junior High |
| High       | Harry Ainlay High School   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 16         |

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Listing information last updated on June 15th, 2025 at 6:02am MDT