

# \$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	53
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 August 5th, 2025 at 3:32am MDT