

Courtesy Of Shauna S Ylagan Of Lange Realty Ltd

## \$1,619,700 - 12307 39a Avenue, Edmonton

MLS® #E4463287

**\$1,619,700**

4 Bedroom, 3.50 Bathroom, 2,813 sqft

Single Family on 0.00 Acres

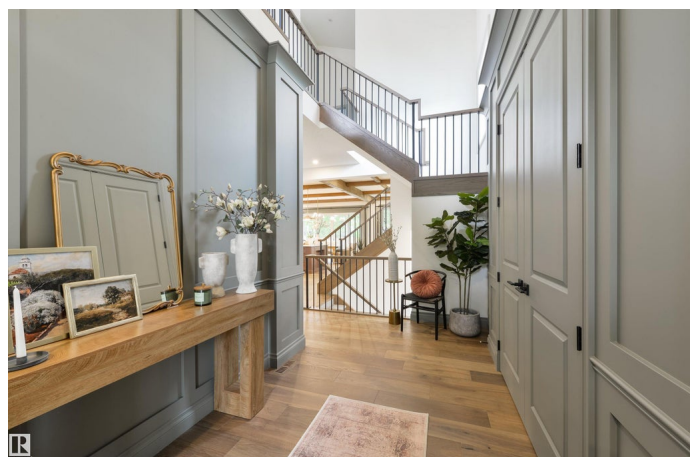
Aspen Gardens, Edmonton, AB

A Modern Tudor Masterpiece by ACE LANGE HOMES in Aspen Gardens. 2813 Sq feet backing SOUTH and with a DOUBLE ATTACHED GARAGE, this is your chance! Featuring a brilliant NEW exterior with HIGH PEAKS, modern DORMERS, and elegant ROUNDED front window. Inside the home are finishes replicating the current ACE LANGE INFILL SHOWHOME, where every room is EXTRA. From wall paneling, to built-ins, to the granite fireplace showstopper, plus matching hood fan, ceiling beams, smooth painted ceilings, vibrant colours (think swanky moss green, rich purple, & savvy blue hues), modern woods & wallpaper... THERE'S NO COMPARISON! You'll be proud to host guests speaking to every element in the home like you are telling a story from the past. With a total of 4 bedrooms, main floor den, upper level study, bonus room, & fully finished basement... There's room for everyone. Walk to school, the park, ravine, coffee and pizza shops, & enjoy all that this great community has to offer. PHOTOS ARE OF THE ACE LANGE INFILL SHOWHOME.

Built in 2025

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4463287    |
| Price  | \$1,619,700 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,813                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12307 39a Avenue |
| Area        | Edmonton         |
| Subdivision | Aspen Gardens    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 0P4          |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Deck, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| 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        | Granite Surround                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                             |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                              |

### **School Information**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 16            |

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Listing information last updated on October 31st, 2025 at 3:47am MDT