

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	28
Zoning	Zone 16

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