

## \$428,888 - 12416 39 Avenue, Edmonton

MLS® #E4450176

**\$428,888**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to highly desired ASPEN GARDENS! Located on the premier street on 39th AVE, this 4,873 sqft lot is awaiting your dream home. Lot size of 33 x 150 ft and does not have a back alley- perfect for building that front attached garage. Lot is equipped with electrical and gas. Price includes demo and abatement of current property. You are walking distance to two the best schools in the city including Westbrook School and Vernon Barford School, as well as shopping, parks, private golf course (The Derrick Golf Club), ski hill and ravine trails. Only 1 block from the trails at Whitemud/Rainbow Valley Ravine. Transportation routes are just steps from your door allowing easy and quick commutes to the U of A, University hospital and downtown! Lovely neighbours and mature trees on Aspen's most coveted street! Don't miss this rare opportunity!



### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4450176        |
| Price      | \$428,888       |
| Lease Rate | \$10            |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |

Status                      Active

**Community Information**

Address                    12416 39 Avenue  
Area                        Edmonton  
Subdivision               Aspen Gardens  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T6J 0N2

**Amenities**

Parking Spaces        4

**Exterior**

Exterior Features    Golf   Nearby,   Level   Land,   Park/Reserve,   Private   Setting,   Public  
Transportation, Schools, Shopping Nearby, Ski Hill Nearby

**School Information**

Elementary              Westbrook/St Boniface  
Middle                    Vernon Barford/LSL  
High                       Harry Ainlay/LSL

**Additional Information**

Date Listed              July 29th, 2025  
Days on Market        77  
Zoning                    Zone 16

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