

## \$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! Donâ€™t miss this rare opportunity!



### Essential Information

MLS® #	E4450176
Price	\$428,888
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
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## Exterior

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

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

## Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	Zone 16

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Listing information last updated on July 31st, 2025 at 9:02am MDT