



12212 39 Avenue Edmonton AB

\$2,750,000

EXQUISITE CUSTOM LUXURY BUNGALOW located in ASPEN GARDENS, home to some Edmontons BEST SCHOOLS! Built to the HIGHEST SPECIFICATIONS: 30" footings (TRULY SOLID to the core). EXTERIOR: Brick & Limestone facade w/ Hardie Board siding. 50-Yr Shingles, German Tilt & Turn Windows, Multi-point locking doors, to name a few. Inside the grand foyer are VAULTED CEILINGS to the Dining, Great room and ULTIMATE LUXURY KITCHEN w/ WOLF Gas Stove & Wall Oven; 42" Built-In KitchenAid Fridge & 2x MIELE D/W, PLUS separate SPICE KITCHEN. Large SUNROOM wrapped w/ Windows & Skylights SOAKED in SUN looking onto majestic backyard trees. Engineered Hardwood Floors w/ Radiant heating throughout. Primary Suite w/ 2 large WI closets, Spacious Ensuite w/ 5'x8' custom shower. 2 more bedrooms w/ ensuites complete the main. Basement feats. 2-Bdrm Nanny suite + (OPTIONAL) SPACIOUS 1,166 Sq.Ft. Legal-secondary-suite. THREE-CAR HEATED GARAGE equipped w/ EV Charger. Home equipped w/ SOLAR PANEL reducing energy bills - Completion Oct.1, 2025

Listing Presented By:



Originally Listed by:
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