



12306 39 ave Edmonton AB

\$1,249,000

Another Timeless Classic Built by Canyon Spring Master Builder. This is an amazing opportunity to own an Executive home on this Street. Welcome to Aspen Gardens one of Edmonton's most sought after Family Neighbourhoods. This home has been designed to maximize every sq ft. Main floor features an Office/Den, Walkthrough pantry, full 4 piece bathroom, Huge windows, wide plank Engineered Hardwood floors, Upper level features a Master bedroom with a Spa like Ensuite, walk in Closet off the Master and a walk through to the Laundry room, Upper level has three bedrooms and a tech area and a Large Bonus room. This House sits on a great street , waling distance to two of Edmonton's most sought after Schools Westbrook Elementary and Vernon Barford Junior High. Home sits on a park like lot with Huge trees. Located mins to the Derrick Golf and Winter club, mins to some of the best walking trails in the City, Mins to the Saville Centre and Future u of A South Campus. Homes in this Area are very hard to find.

Listing Presented By:



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