

## \$749,900 - 12508 42 Avenue, Edmonton

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MLS® #E4436105

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,722 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

RARE OPPORTUNITY to own a pie lot in Aspen Gardensâ€™™ most coveted location! Nestled on one of the most desirable streets in the heart of the neighbourhood, this expansive 8,125 sq ft lot is just steps from the scenic Whitemud Creek Ravine. Build your dream home here! This updated 3+2 bed, 3 bath bungalow features vaulted ceilings and recent upgrades throughout. The main floor offers a bright living/dining space with soaring ceilings and an updated kitchen with white cabinetry, stainless steel appliances, quartz island, and a functional mudroom/pantry/laundry room. Three spacious bedrooms and two full baths, including a primary ensuite, complete the main level. The fully finished basement includes two more bedrooms, a full bath, large rumpus room, and ample storage. Spacious backyard with mature trees! Double attached & single detached garage! Walking distance to top-rated schools, trails, & parksâ€™™this is your chance to build the lifestyle & home you've dreamed of in prestigious Aspen Gardens. Welcome home!



Built in 1966

### Essential Information

MLS® # E4436105

Price \$749,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,722
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12508 42 Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0X3

### **Amenities**

Amenities	Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      WESTBROOK SCHOOL  
Middle                              VERNON BARFORD SCHOOL  
High                                 HARRY AINLAY SCHOOL

**Additional Information**

Date Listed                      May 13th, 2025  
Days on Market                1  
Zoning                              Zone 16

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