

# \$600,000 - 12012 40 Avenue, Edmonton

MLS® #E4428847

**\$600,000**

4 Bedroom, 2.50 Bathroom, 1,067 sqft  
Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Tucked away in the coveted Aspen Gardens community, this beautifully renovated bungalow offers the perfect blend of style and space. Sitting on a massive 50' x 110' lot—plus an extra 20' of lot width of leased land from the City—it's just steps from top-rated schools and scenic nature trails in Whitemud Creek Ravine. Inside, the open-concept modern design is bright and inviting, featuring a chef's kitchen with full-height cabinetry, a gas range, and an island made for gathering with friends or family. The main floor features two bedrooms, including a serene primary suite with a walk-in closet and full ensuite with double shower and soaker tub. The fully finished basement adds two large bedrooms with egress windows, a rec room, a 4-pc bath, and dedicated storage and laundry rooms, as well as additional storage. Thoughtful upgrades include newer decks, R60 attic insulation, vinyl windows, and newer shingles & eaves. Easy access to Whitemud Drive, the University, or Downtown completes this exceptional home!

Built in 1964

## Essential Information

MLS® #	E4428847
Price	\$600,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,067
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12012 40 Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0S3

### **Amenities**

Amenities	Deck, Front Porch, Insulation-Upgraded, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westbrook
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	Zone 16

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