

# \$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 | 5               |
| Zoning         | Zone 16         |

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Listing information last updated on April 7th, 2025 at 10:17pm MDT