

\$2,999,800 - 12708 39 Avenue, Edmonton

MLS® #E4421368

\$2,999,800

6 Bedroom, 4.50 Bathroom, 3,374 sqft

Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Nestled in Westbrook Estates, this Habitat Studio custom-built home backs onto the Whitemud Ravine. Featuring custom millwork, site-finished hardwood, Italian tile, custom built-in's & premium lighting. The main floor offers a chef's kitchen w/ Wolf appliances, 2 Miele dishwashers, Sub-Zero fridge/freezer & beverage fridge, and a farmhouse sink. A servery connects the kitchen & dining room, adjacent to the office. The mudroom has built-in cubbies & a dog wash station, while the living room impresses w/ a vaulted ceiling & stone fireplace. Upstairs offers a family room, primary suite w/ a 5pc ensuite & walk-in closet, 2 bedrooms w/ a Jack & Jill bath, a 4th bedroom w/ a private ensuite, and a spacious laundry room. The bsmt has a rec room, gym, cold room, storage room, 4pc bath, bunk room & an additional bedroom. The backyard oasis includes an indoor/outdoor patio w/ fireplace & privacy screen, outdoor kitchen, fire pit, saltwater Arctic Spa. Min to Derrick Golf Club, Whitemud, Southgate & U of A.

Built in 2013

Essential Information

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|----------|-------------|
| MLS® # | E4421368 |
| Price | \$2,999,800 |
| Bedrooms | 6 |



| | |
|----------------|------------------------|
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,374 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12708 39 Avenue |
| Area | Edmonton |
| Subdivision | Westbrook Estate |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0N4 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Tub, Patio, Vaulted Ceiling, See Remarks |
| Parking | Front Drive Access, Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dryer, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Ravine View |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Westbrook School |
| Middle | Vernon Barford School |
| High | Harry Ainlay School |

Additional Information

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|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 65 |
| Zoning | Zone 16 |

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Listing information last updated on April 19th, 2025 at 1:47pm MDT