

## \$720,000 - 12211 42a Avenue, Edmonton

MLS® #E4445191

**\$720,000**

4 Bedroom, 2.00 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Nestled on a quiet crescent in Aspen Gardens, this renovated residence offers a blend of modern design & function. Main features a sleek contemporary kitchen with stainless steel appliances, concrete countertops, a gas cooktop, custom cabinetry, built-in shelving, & a spacious island ideal for entertaining. Adjacent is a dining area, with 4 bedrooms & a stylish 4-piece bath. A few steps down, the expansive family room showcases soaring ceilings and a wood-burning fireplace, creating a warm atmosphere. The primary suite is designed with a walk-in closet & ensuite, dual sinks, a walk-in tiled shower, & soaking tub. Upper level offers a versatile loft-style bonus room with a private patio—perfect for a home office. Includes Maple hardwood flooring & premium light fixtures. Stunning professional backyard development!! Major Upgrades include new plumbing, electrical, HVAC systems, ductwork, & energy-eff. triple-pane windows. 2 blocks from a scenic ravine & Close to some of Edmonton's, Top-Rated schools!!

Built in 1965

### Essential Information

MLS® # E4445191

Price \$720,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,925
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12211 42a Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0X5

### Amenities

Amenities	Deck, No Smoking Home, Patio
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Ravine View, Schools, Shopping  
Nearby, Treed Lot, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	6
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 9:47pm MDT