

## \$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

|          |             |
|----------|-------------|
| 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**

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 68                  |
| Zoning         | Zone 16             |

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Listing information last updated on April 22nd, 2025 at 1:17am MDT