

## \$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	52
Zoning	Zone 16

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