

Courtesy Of Marty Smayda Of RE/MAX Real Estate

## **\$710,000 - 12211 42a Avenue, Edmonton**

MLS® #E4445191

**\$710,000**

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 \$710,000



|                |                        |
|----------------|------------------------|
| 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      32  
Zoning                 Zone 16

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