

\$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	57
Zoning	Zone 16

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