

\$589,000 - 12304 42 Avenue, Edmonton

MLS® #E4465774

\$589,000

4 Bedroom, 1.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome to an unparalleled opportunity to invest in a prime 6500 square foot development lot, ideally situated in the desirable community of Aspen Gardens. This property is not just a piece of land; it's a canvas on which you can create your dream home or an investment for your future. With 2,900 sq ft of site coverage available for your development, you can dream big! Build a spacious 2200 square foot bungalow or a luxurious 4500 square foot two-story home, each of which could fit a triple garage. If you prefer a smaller scale, you can subdivide and build multiple residences. The lot is beautifully situated with a slight slope towards the rear lane, offering potential for a drive-under garage or forced walkout at the rear. Elevated from the properties across the alley, offering nice privacy. Located just a few blocks from Whitemud Ravine, nature trails, and highly regarded Westbrook Elementary and Vernon Barford schools. Possibilities are endless with this nicely situated 60' wide by 110' deep lot.

Built in 1965

Essential Information

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Price \$589,000

Lease Rate \$18



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,304
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12304 42 Avenue
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0W9

Amenities

Amenities	See Remarks
Parking	Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Westbrook Elementary
Middle Vernon Barford
High Harry Ainlay

Additional Information

Date Listed November 14th, 2025
Days on Market 3
Zoning Zone 16

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