# \$1,299,900 - 12444 Lansdowne Drive, Edmonton

MLS® #E4448532

#### \$1,299,900

5 Bedroom, 3.50 Bathroom, 2,325 sqft Single Family on 0.00 Acres

Lansdowne, Edmonton, AB

BEAUTIFUL FAMILY HOME in LANSDOWNE w/ 3275 sq.ft of DEVELOPED LIVING SPACE + HEATED DETACHED DOUBLE GARAGE w/ parking pad + ROOFTOP PATIO! Built by CANYON SPRING! This 5 BED (+ 1 DEN), 3.5 BATH home features CENTRAL A/C, 2 WET BARS. & a FULLY FENCED BACKYARD. The main floor consists of an OPEN CONCEPT kitchen w/ STAINLESS STEEL APPLIANCES. plenty of cabinet space, & a breakfast nook, an extendable dining area w/ wet bar, a cozy living room w/ large windows, an office, mudroom, & 2PC bath. Upstairs includes the primary bedroom w/ 5PC ENSUITE & WALK-IN CLOSET, 2 spacious spare bedrooms, a laundry room w/sink + cabinet space, a 4pc bath, & ROOFTOP PATIO ACCESS. The FULLY FINISHED BASEMENT features a large flex space w/ wet bar, a 2nd den, another bedroom, & 4pc BATH. Located close to all amenities including CAFES, PARKS, RESTAURANTS, SCHOOLS, & PUBLIC TRANSIT. Quick access to the Whitemud, 10 mins from the UofA. South Common, & WEM. 5 mins from Southgate, Saville, & The Derrick Golf & Winter Club.







Built in 2019

#### **Essential Information**

MLS®#

E4448532

Price \$1,299,900

Bedrooms 5

Bathrooms 3.50

Full Baths 3
Half Baths 1

Square Footage 2,325

Acres 0.00

Year Built 2019

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 12444 Lansdowne Drive

Area Edmonton
Subdivision Lansdowne
City Edmonton
County ALBERTA

Province AB

Postal Code T6H 4L5

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Bar, Closet Organizers, Deck,

Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar

Parking Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator,

Stove-Countertop Gas, Washer, Refrigerators-Two, Dishwasher-Two

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Fiber Cement, Stone, Stucco

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, Paved Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof See Remarks, Unknown

Construction Wood, Fiber Cement, Stone, Stucco

Foundation Wood

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 90

Zoning Zone 15

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Listing information last updated on October 16th, 2025 at 12:32am MDT