

# **\$1,388,888 - 12444 Lansdowne Drive, Edmonton**

MLS® #E4448532

**\$1,388,888**

4 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 + ROOFTOP PATIO! Built by CANYON SPRING! This 4 BED (+ 2 DEN), 3.5 BATH home features a DETACHED DOUBLE GARAGE w/ parking pad, 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 GROCERY STORES, 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	\$1,388,888
Bedrooms	4
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
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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	5
Zoning	Zone 15

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Listing information last updated on July 23rd, 2025 at 4:32pm MDT