

Courtesy Of Thomas Jereniuk Of Rimrock Real Estate

## **\$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 |
|----------|-----------------------------------|

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 66              |
| Zoning         | Zone 15         |

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Listing information last updated on September 22nd, 2025 at 8:47pm MDT