

\$1,299,900 - 12444 Lansdowne Dr Nw, Edmonton

MLS® #E4448532

\$1,299,900

5 Bedroom, 4.00 Bathroom, 2,325 sqft

Single Family on 0.10 Acres

Lansdowne, Edmonton, Alberta

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. (id:6289)

Built in 2019

Essential Information

Listing # E4448532

Price \$1,299,900



Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,325
Acres	0.10
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12444 Lansdowne Dr Nw
Subdivision	Lansdowne
City	Edmonton
Province	Alberta
Postal Code	T6H4L5

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill
Features	See remarks, Paved lane, Lane, Wet bar, Closet Organizers, No Animal Home, No Smoking Home
Parking	Detached Garage, Parking Pad
# of Garages	1

Interior

Appliances	Dryer, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Stove, Washer, Dishwasher
Heating	Forced air, In Floor Heating
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Rimrock Real Estate
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