

\$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 | 57 |
| Zoning | Zone 15 |

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Listing information last updated on September 13th, 2025 at 4:17pm MDT