

## \$935,000 - 12436 Lansdowne Drive, Edmonton

MLS® #E4459915

**\$935,000**

5 Bedroom, 3.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Lansdowne, Edmonton, AB

Solar-powered and fully renovated, perfectly positioned in one of Edmonton's most desirable communities with Whitemud Ravine views right outside your front door. Paid-in-full solar panels efficiently run the heat pump and central A/C, plus a backup furnace, keeping comfort cost-effective year-round. Inside, modern updates blend with timeless style. The bright kitchen offers white cabinetry, quartz countertops, stainless steel appliances, and a large peninsula with seating, opening to the dining area. A wood-burning fireplace anchors the living room, while the family room leads to a private, fully fenced spacious backyard with deck and mature trees. Upstairs is a rare find with 4 generous sized bedrooms, including a primary suite and full ensuite. The finished basement adds a large rec room, bedroom, full bath, and storage. Additional features include main floor laundry, Hardie board exterior, new upstairs carpet, alley access with potential for a garden suite.

Built in 1966

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459915  |
| Price     | \$935,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,067                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12436 Lansdowne Drive |
| Area        | Edmonton              |
| Subdivision | Lansdowne             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6H 4L5               |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Gazebo, Vinyl Windows, See Remarks, Solar Equipment |
| Parking   | Double Garage Attached, Over Sized                                                      |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Heat Pump, Natural Gas, Solar                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Insert, Stone Facing                                                                                                                                 |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, |

|              |                                                   |
|--------------|---------------------------------------------------|
|              | Playground Nearby, River Valley View, See Remarks |
| Roof         | Asphalt Shingles                                  |
| Construction | Wood, Hardie Board Siding                         |
| Foundation   | Concrete Perimeter                                |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 15              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 11:47pm MDT