



Edmonton Alberta

\$1,248,000

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:6769)

Family room 8.76 × 5.68

Bedroom 4 3.41 × 4.22

Utility room 2.51 × 3.40

Living room 3.74 × 5.94

Dining room Measurements not available

Kitchen 6.24 × 5.94

Mud room 4.16 × 2.12

Bedroom 5 2.71 × 4.25

Primary Bedroom 4.55 × 4.30

Bedroom 2 3.61 × 3.48

Bedroom 3 3.00 × 3.66

Laundry room 2.58 × 1.65

Listing Presented By:



Originally Listed by:
Rimrock Real Estate



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