

## **\$1,475,000 - 5135 Lansdowne Drive, Edmonton**

MLS® #E4440300

**\$1,475,000**

4 Bedroom, 3.50 Bathroom, 3,015 sqft

Single Family on 0.00 Acres

Lansdowne, Edmonton, AB

One of the best addresses around!! With over 3000 square feet above grade, 4 large bedrooms upstairs, 3.5 bathrooms, 2 fireplaces, 2+1 garages and over 16,000 sq ft lot facing the ravine!! Since these owners have owned it, they have re-done the exterior, new attic insulation, new kitchen, new flooring, newer roof, 2 new furnaces, newer landscaping incl. irrigation and so much more!! The home is inviting with its curved staircase facing the front entrance. The spacious dining room to the left and the charming living room to the right. The living room has loads of built-ins and a gas fireplace. The kitchen joins at the back of the house with its oversized island, tons of cabinets space and still room for a large kitchen table. Upstairs the 4 bedrooms are generous as well as the primary bedroom having a large ensuite and walk-in closet with beautiful built-ins. Basement has a 2nd family room with fireplace, office with original built-in shelving, den, laundry, bathroom and loads of storage. This is the one!

Built in 1967

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4440300    |
| Price    | \$1,475,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,015                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5135 Lansdowne Drive |
| Area        | Edmonton             |
| Subdivision | Lansdowne            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 4L1              |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, Fire Pit, No Smoking Home, Patio |
| Parking   | Double Garage Attached, Single Garage Detached    |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Window Coverings, Wine/Beverage Cooler, Stove-Countertop Inductn |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Stone Facing                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground |

Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

### School Information

|            |              |
|------------|--------------|
| Elementary | Lansdowne    |
| Middle     | Avalon       |
| High       | Harry Ainlay |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 77             |
| Zoning         | Zone 15        |

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Listing information last updated on August 20th, 2025 at 7:47am MDT