

## \$599,000 - 5219 125 Street, Edmonton

MLS® #E4438174

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,996 sqft

Single Family on 0.00 Acres

Lansdowne, Edmonton, AB

Amazing Potential with expansion opportunity. Located in the established Lansdowne neighborhood, this original-owner home offers 1,996 square feet of living space with four bedrooms, three and a half bathrooms, and a finished basement. The main floor and upper level retain much of the home's original charm, while newer windows add a practical upgrade. A single garage at the front provides convenient parking, and there is potential to add a garage in the back if desired. Set on a lot measuring approximately 60 ft by 120 ft, the property backs onto a quiet lane and the University Farm, creating a sense of privacy in an already peaceful community. Lansdowne is known for its tree-lined streets, proximity to the University of Alberta, and plentiful walking trails and parks. This home is ideal for those seeking a move-in-ready property with classic character or for anyone looking to embark on a renovation project in this sought-after location.

Built in 1968

### Essential Information

MLS® #	E4438174
Price	\$599,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,996
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5219 125 Street
Area	Edmonton
Subdivision	Lansdowne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3V7

### **Amenities**

Amenities	On Street Parking, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Park/Reserve, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                55

Zoning                            Zone 15

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