

## \$700,000 - 5219 125 Street, Edmonton

MLS® #E4438174

**\$700,000**

4 Bedroom, 3.50 Bathroom, 1,996 sqft

Single Family on 0.00 Acres

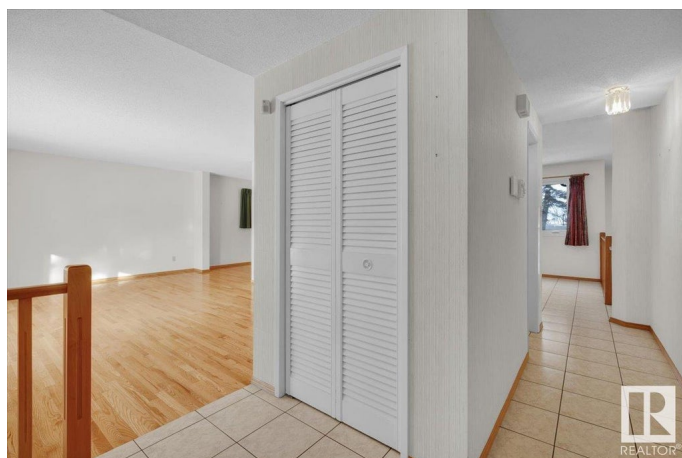
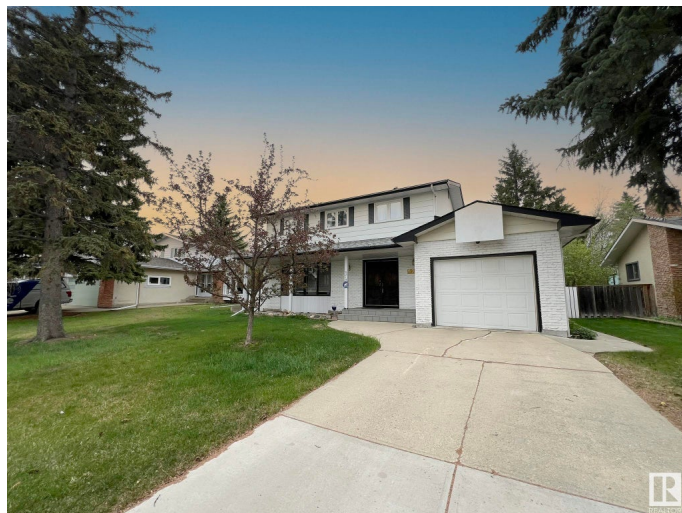
Lansdowne, Edmonton, AB

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      | \$700,000 |
| 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                36

Zoning                            Zone 15

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Listing information last updated on June 28th, 2025 at 4:32am MDT