

## \$195,000 - N/A, Edmonton

MLS® #E4456664

**\$195,000**

1 Bedroom, 1.00 Bathroom, 704 sqft

Condo / Townhouse on 0.00 Acres

Malmo Plains, Edmonton, AB

Welcome to the top floor of Californian Lansdowne. Situated in an incredible location just off Whitemud and close to Southgate LRT, this condo is just a few steps from UofA, walking distance to TRANSIT and plazas. Being on the top floor, youâ€™ll enjoy the comforts of a quiet suite. Included is a kitchen with lots of cupboards and a center island. This space is ideal for entertainment with a cozy fireplace in the adjacent living room and a 14â€™ ceiling. It has a spacious bedroom, good-sized closet, and convenient in-suite laundry with extra storage space. A south facing balcony with a nice open view provides a fantastic area for relaxation. Amenities include a guest suite available for booking for overnights, large social hall, a gym, and car wash bay for your vehicles! Complete with underground parking and an enclosed storage unit, this condo is great for singles, young couples, or those looking to retire. The AC unit needs to be re-installed as it was uninstalled for building renovations.

Built in 2004

### Essential Information

MLS® # E4456664

Price \$195,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 704                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | N/A          |
| Area        | Edmonton     |
| Subdivision | Malmo Plains |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6H 6A3      |

### Amenities

|           |                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Ceiling 10 ft., Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                                                       |

### Interior

|              |                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | In Floor Heat System, Natural Gas                                                                                                                             |
| Fireplace    | Yes                                                                                                                                                           |
| Fireplaces   | Corner, Tile Surround                                                                                                                                         |
| # of Stories | 5                                                                                                                                                             |
| Stories      | 1                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                           |
| Basement     | None, No Basement                                                                                                                                             |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Unknown                                                                                                           |
| Construction      | Wood, Stucco                                                                                                      |
| Foundation        | See Remarks                                                                                                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$345               |

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Listing information last updated on October 22nd, 2025 at 11:47pm MDT