

## \$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, you'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 14' 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.

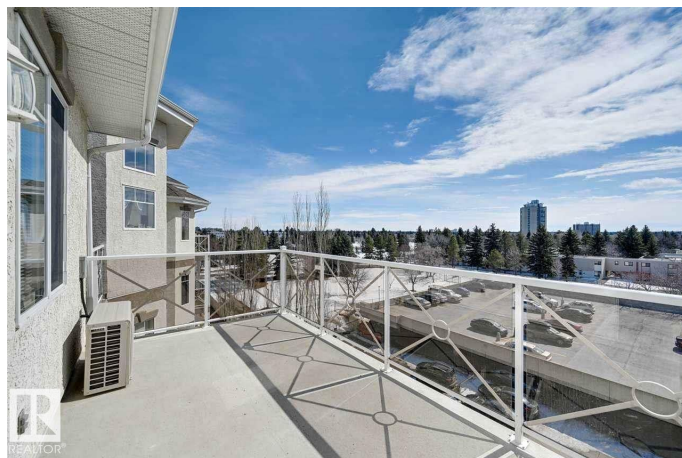
Built in 2004

### 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
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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	4
Zoning	Zone 15
Condo Fee	\$345

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Listing information last updated on September 11th, 2025 at 8:17am MDT