

## \$399,900 - 9131 175 Avenue, Edmonton

MLS® #E4463049

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to your dream home in the highly desirable Lago Lindo community! This 4-level split offers 3 bedrooms upstairs, 2 bathrooms, a den, and a spacious rec room—perfect for family living. Almost all vinyl windows fill the home with natural light, and central air keeps you cool in summer. Enjoy backing onto peaceful school green space, ideal for kids to play safely or for relaxing outdoors. The detached garage (21'5" x 23'6") and long driveway provides ample parking. With major updates already in place—hot water tank — 8 yrs, furnace — 5 yrs, shingles — 5 yrs, windows — 10 yrs, and air conditioner — 5 yrs—you can move in with confidence, knowing the essentials are solid for years to come. A South facing backyard gives you many options for a garden with max sunlight! With a friendly neighborhood, parks, schools, and amenities nearby, this home blends move-in-ready comfort with endless possibilities. It's a rare opportunity in Lago Lindo to live in a bright, welcoming home designed for family life.

Built in 1983

### Essential Information

MLS® # E4463049

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9131 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2M3         |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking Spaces | 5                                                                                                                                                      |
| Parking        | Double Garage Detached                                                                                                                                 |

### Interior

|              |                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories      | 3                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                         |
| Basement     | Partial, Unfinished                                                                                                                                         |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Bishop Greschuk Catholic |
|------------|--------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 28            |

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