

## \$459,900 - 9111 175a Avenue, Edmonton

MLS® #E4440464

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to this beautifully maintained 4-level split tucked away in a quiet Lago Lindo cul-de-sac! This spacious home offers two primary suites, each with its own private ensuite bathroom – perfect for multi-generational living or guests. The main floor features a bright living & dining area, cozy wood-burning fireplace, newer laminate flooring, and an updated eat-in kitchen with stainless steel appliances plus access to a large rear deck – ideal for summer entertaining! One level down, enjoy a huge family room, full bathroom, and a den that could easily be a third bedroom. The finished basement adds a great rec room or kids' play space. Outside, the fully landscaped yard is ready for relaxing or gatherings. Located near schools, shopping, and major routes including 97 St & the Henday extension. Move-in ready and perfect for growing families!

Built in 1987

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440464  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,108     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1987                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9111 175a Avenue |
| Area        | Edmonton         |
| Subdivision | Lago Lindo       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 2M1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 28

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Listing information last updated on June 16th, 2025 at 5:32pm MDT