

## \$474,900 - 9111 175a Avenue, Edmonton

MLS® #E4430464

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Fabulous move-in ready 3 bed, 3 full bath house in Lago Lindo. This wonderful 4 level split offers several different living spaces with all levels finished. Many upgrades throughout the home. Upstairs is 2 very large primary suites with their own renovated ensuite and generous sized closets. The main floor features hardwood flooring and classy light fixtures. A nicely updated kitchen with stainless appliances and ample storage and counter space. Garden doors off the kitchen takes you out the a nice deck in the south facing, fully fenced back yard. On the 3rd level is a large family room with a 3rd bedroom and another full bath. The fully finished basement offers even more living space and a nice laundry closet. Double attached garage easily fits 2 cars. Tucked away in a cul-de-sac but close to public transportation and schools. Newer furnace and hot water tank! Welcome home.

Built in 1987

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430464  |
| Price      | \$474,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,111                  |
| 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      | Deck, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                         |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Fresh Air   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                10

Zoning                            Zone 28

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Listing information last updated on April 21st, 2025 at 2:47pm MDT