

## \$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 2

Zoning Zone 28

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