

Courtesy Of Jeremy A Dehek Of Exp Realty

## \$445,000 - 9328 175 Avenue, Edmonton

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MLS® #E4452803

**\$445,000**

5 Bedroom, 3.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to the family-friendly Lago Lindo community! This legally suited home offers 5 bedrooms (3 up + 2 down) and is ideal for first-time buyers wanting a mortgage helper or for investors looking for an income-producing property. The legally permitted, open-concept, 2-bedroom basement suite features a private entrance, and extra sound insulation for privacy. The main level showcases hardwood & tile flooring, a large bay window, and a kitchen with stainless steel appliances, a laundry nook, a main bath and an ensuite off the primary bedroom, along with 2 more bedrooms on this floor. The common area mechanical room includes 2 furnaces, full laundry for the tenants and additional storage. Other highlights include main level central air, an oversized detached double garage with 2 workbenches and storage room, a patio with gas BBQ hookup, and an additional parking pad. Enjoy the sought-after Lago Lindo lifestyle with two lakes, walking trails, shopping, and schools nearby—all with quick access to the Henday

Built in 1983

### Essential Information

MLS® # E4452803

Price \$445,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,103                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9328 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2C5         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### **Interior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, No Through Road, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 28           |

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Listing information last updated on September 1st, 2025 at 2:17pm MDT