

Courtesy Of Jeremy A Dehek Of Exp Realty

\$445,000 - 9328 175 Avenue, Edmonton

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	12
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 11:17pm MDT