

\$399,900 - 9131 175 Avenue, Edmonton

MLS® #E4463049

\$399,900

3 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to your dream home in the highly desirable Lago Lindo community! This 4-level split offers 3 bedrooms upstairs, 2 bathrooms, a den, and a spacious rec room—perfect for family living. Almost all vinyl windows fill the home with natural light, and central air keeps you cool in summer. Enjoy backing onto peaceful school green space, ideal for kids to play safely or for relaxing outdoors. The detached garage (21'5" x 23'6") and long driveway provides ample parking. With major updates already in place—hot water tank — 8 yrs, furnace — 5 yrs, shingles — 5 yrs, windows — 10 yrs, and air conditioner — 5 yrs—you can move in with confidence, knowing the essentials are solid for years to come. A South facing backyard gives you many options for a garden with max sunlight! With a friendly neighborhood, parks, schools, and amenities nearby, this home blends move-in-ready comfort with endless possibilities. It's a rare opportunity in Lago Lindo to live in a bright, welcoming home designed for family life.

Built in 1983

Essential Information

MLS® # E4463049

Price \$399,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	9131 175 Avenue
Area	Edmonton
Subdivision	Lago Lindo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2M3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks
Parking Spaces	5
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Bishop Greschuk Catholic
------------	--------------------------

Additional Information

Date Listed	October 22nd, 2025
-------------	--------------------

Days on Market	7
----------------	---

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 October 29th, 2025 at 1:47am MDT