

## \$349,900 - 9339 175 Avenue, Edmonton

MLS® #E4460627

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

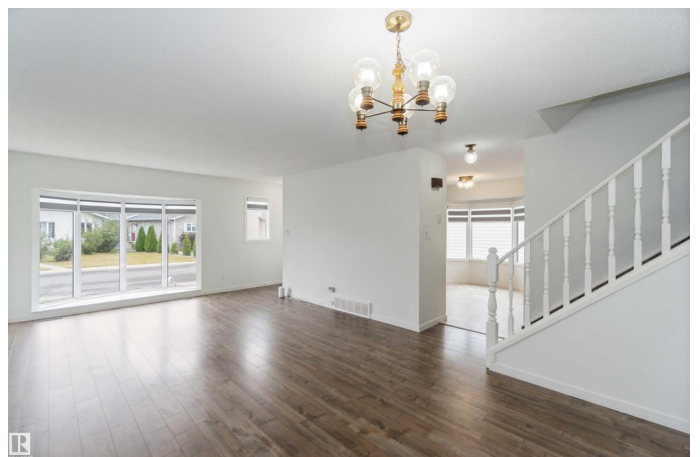
Lago Lindo, Edmonton, AB

PERFECT STARTER HOME! Affordable and move-in ready, this spacious 4-level split is tucked away on a quiet street in family-friendly Lago Lindo. With fresh paint and stylish vinyl plank flooring, it's the perfect blend of comfort and value. The bright main level offers a welcoming living room with a big bay window, a dining space for family dinners, and a sunny kitchen with modern white cabinets, plenty of counterspace, and a cozy breakfast nook. Upstairs you'll find 3 generous bedrooms and a full bath, while the lower level adds a massive family room and second full bath—ideal for movie nights or guests. Enjoy a large fenced yard with deck, plus a cement parking pad for easy off-street parking. Just steps from schools, lakes, walking trails, and shopping—everything you need is right here. An excellent opportunity to own your first home in a great community at an affordable price!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460627  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,044     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9339 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2C7         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | Parking Pad Cement/Paved           |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

### **Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stucco                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 28           |

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Listing information last updated on October 5th, 2025 at 7:02am MDT