

# \$429,900 - 9328 175 Av Nw, Edmonton

MLS® #E4452803

## \$429,900

5 Bedroom, 3.00 Bathroom, 1,103 sqft  
Single Family on 0.10 Acres

Lago Lindo, Edmonton, Alberta

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 (id:6289)

Built in 1983

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4452803  |
| Price     | \$429,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Square Footage | 1,103         |
| Acres          | 0.10          |
| Year Built     | 1983          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9328 175 Av Nw |
| Subdivision | Lago Lindo     |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T5Z2C5         |

### Amenities

|              |                               |
|--------------|-------------------------------|
| Amenities    | Playground, Schools, Shopping |
| Features     | Lane                          |
| Parking      | Detached Garage               |
| # of Garages | 1                             |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage door opener remote(s), Garage door opener, Hood Fan, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers, Dishwasher |
| Heating      | Forced air                                                                                                                             |
| Cooling      | Central air conditioning                                                                                                               |
| # of Stories | 1                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Suite                                                                                                                                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | Exp Realty |
|----------------|------------|



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Listing information last updated on October 20th, 2025 at 8:31pm MDT