

## **\$489,900 - 9608 175 Avenue, Edmonton**

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MLS® #E4426721

### **\$489,900**

4 Bedroom, 3.00 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Stop the search, this home has it all and then some, including 2ND KITCHEN. Bungalows this size/location don't come on the market often, when they do you have no choice but to take notice. As you walk in you'll get that "I'm home" feeling, from the formal dining room w/vaulted ceilings to the sunken living room w/gas fireplace & gleaming hardwood floors. An entertainers dream, this will be home to Christmas dinners & family parties for years to come. Located in a cul de sac on massive pie lot that backs greenbelt/walkway, mere steps from schools, parks, playground & more, this 4 bedroom home is perfect for the growing family. Why limit a home to one family, the fully finished basement includes a large 2ND KITCHEN, huge rec room, bedroom & storage galore, ideal for mutigenerational living or those long term out of town guests. There's more than enough room for all & Rover too! A double garage/large driveway just add to the many reasons this family home is a true must see to be appreciated!



Built in 1992

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4426721  |
| Price    | \$489,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,665                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9608 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2B6         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Refrigerator, Storage Shed, Washer, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                             |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, |

|              |                     |
|--------------|---------------------|
|              | Shopping Nearby     |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

Date Listed            March 20th, 2025

Days on Market      34

Zoning                 Zone 28

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Listing information last updated on April 23rd, 2025 at 8:17pm MDT