

## \$429,000 - 9340 180a Avenue, Edmonton

MLS® #E4457257

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

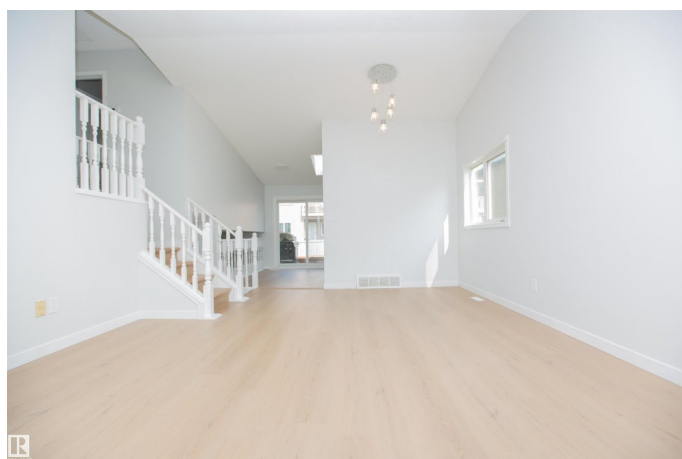
Lago Lindo, Edmonton, AB

Welcome to your dream home! Nestled in the desirable community of Lago Lindo, this fully renovated 4-level split offers over 2,000 sq. ft. of stylish living space. Updates include new vinyl flooring, modern kitchen and bathroom cabinetry with sinks, sleek lighting, and fresh paint throughout. The bright main level boasts vaulted ceilings, a bay window, and a brand-new kitchen with stainless appliances. Upstairs features spacious bedrooms, including a primary with direct access to the updated bath with soaker tub and separate shower. The lower-level family room offers a cozy fireplace, perfect for gatherings. Other recent updates include newer roof shingles, furnace, and HWT. Outside, enjoy a fully fenced yard with a large 2-tiered deck. With 3 bedrooms, 2 full bathrooms, and a double attached garage, this move-in ready home in a family-friendly neighborhood is available for quick possession!

Built in 1987

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457257  |
| Price      | \$429,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9340 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Lago Lindo       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 2J3          |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                  |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Fireplaces        | Glass Door, Mantel                          |
| Stories           | 3                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                             |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Asphalt                                                                             |
| Foundation        | Concrete Perimeter                                                                        |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Lago Lindo School   |
| Middle     | Dickinsfield School |
| High       | Queen Elizabeth     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |
| 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 September 19th, 2025 at 10:17am MDT