

## \$439,900 - 9123 175 Avenue, Edmonton

MLS® #E4450263

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to 9123 175 Ave NW! This beautifully maintained 4-bedroom, 3-bath home in the family-friendly community of Lago Lindo! With over 2,100 sq. ft of finished living space, this home features a bright, sun-filled kitchen with stunning cabinetry, spacious living and dining areas, and a cozy family room with a gas fireplace. The upper level offers a primary suite with 3-piece ensuite, two additional bedrooms and a 4-piece bathroom. The lower level includes a fourth bedroom, 3-piece bath with jetted tub, and a large, welcoming family room. Coming off the family room, venture down a few steps into a fully finished basement that opens into a rec room, laundry room with ample storage. Enjoy a large south-facing backyard that backs onto a school field—perfect for families and entertaining. Close to shopping, transit, and parks—this home is move-in ready!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450263  |
| Price          | \$439,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,194     |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9123 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2M3         |

### Amenities

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

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Mantel                                                                                                            |
| Stories           | 4                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                     |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                     |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Lago Lindo,Bishop Greschuk |
| Middle     | Dickinsfield, Cardinal Leg |
| High       | Queen E, Arch O'Leary      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 28         |

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Listing information last updated on August 5th, 2025 at 8:17pm MDT