

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

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 multigenerational 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	41
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 April 30th, 2025 at 3:32pm MDT