

## \$369,900 - 9347 180a Avenue, Edmonton

MLS® #E4440059

**\$369,900**

2 Bedroom, 2.00 Bathroom, 893 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Well-maintained bi-level on a corner lot in family-friendly Lago Lindo! Originally a 3-bedroom layout, it's been converted to a spacious 2-bedroom and can easily be returned to 3. Major upgrades already done: roof (2020), triple-pane Greenfox windows (2021) with lifetime transferable warranty, main/side/storm doors (2020-2021, also Greenfox), and a new furnace in 2014. The sunny kitchen features an electric stove, updated range hood, and newer dishwasher (2022). You'll also find a newer dryer (2022), a fully finished basement, fenced yard, private deck, and attached single garage. Fence and deck were redone in 2017. The heavy lifting is done—now bring your style to the cosmetics like paint, floors, or even a kitchen or bathroom update. Located close to schools, parks, and transit. This is a solid, move-in-ready home with long-term value built in—don't miss your chance to get into this desirable north Edmonton community!

Built in 1987

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440059  |
| Price     | \$369,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 893                    |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9347 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Lago Lindo       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 2J4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Corner Lot, Fenced, No Back Lane |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

### Additional Information

Date Listed June 3rd, 2025

Days on Market 13

Zoning Zone 28

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