

Courtesy Of Oksana Liva Of RE/MAX River City

# \$450,000 - 9527 178a Avenue, Edmonton

MLS® #E4438408

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to this spacious & well-maintained 4-level split on a quiet cul-de-sac in Lago Lindo! W/ 1092 sqft above grade + additional 942 sq ft below grade, this home offers plenty of room for the whole family. Step inside to discover 4 bedrooms & 2.5 bathrooms, perfect for comfortable living. The primary bedroom is a true retreat, featuring walk-through closet, patio doors w/ potential for a walkout to the back deck & tons of natural light streaming through large windows adorned w/ Hunter Douglas blinds. 3rd level boasts a cozy family room w/ a wet bar, ideal for relaxing or entertaining guests. Recent updates include windows (within 10 years) & a roof (within 5 years), built-in vacuum system, AC & Eaves replacement (2025). Outside, you'll find a double oversized garage & the backyard is truly a private oasis, featuring a south-facing yard that bathes in sunlight, fruit trees, a firepit & plenty of space to unwind or host gatherings. Located on a peaceful cul-de-sac, this home offers privacy & tranquility.

Built in 1983

## Essential Information

MLS® # E4438408

Price \$450,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,093
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9527 178a Avenue
Area	Edmonton
Subdivision	Lago Lindo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2G8

### **Amenities**

Amenities	Fire Pit, Parking-Extra, Wet Bar
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 24th, 2025  
Days on Market 15  
Zoning Zone 28

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