

## \$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 12

Zoning Zone 28

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Listing information last updated on June 15th, 2025 at 11:17am MDT