

## \$364,999 - 9140 180a Avenue, Edmonton

MLS® #E4446837

**\$364,999**

3 Bedroom, 1.50 Bathroom, 1,126 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Great Value for First-Time Buyers! This charming two-story home, located on a quiet cul-de-sac, is close to schools, parks, and offers easy access to the Anthony Henday. The spacious eat-in kitchen features tile flooring and a view of the large backyard. A side entrance leads to a remodeled 2-piece bathroom. The bright living room with large windows, creating a cozy atmosphere. Upstairs, you'll find a generous primary bedroom, 2 additional bedrooms, and a well-maintained 4-piece bathroom with a soaker tub and tile flooring. The basement offers great storage space and potential for future development. Outside, enjoy the newer composite front and back decks and a backyard filled with lots of fruit trees and shrubs. Large Shed located in the generous size back yard. This home is perfect for first-time buyers or growing families!

Built in 1982

### Essential Information

MLS® #	E4446837
Price	\$364,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,126
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9140 180a Avenue
Area	Edmonton
Subdivision	Lago Lindo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2K2

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dryer, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	9

## 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 July 18th, 2025 at 7:47am MDT