

## \$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 | 3              |

## 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 12th, 2025 at 4:32am MDT