

## \$396,000 - 9316 177 Avenue, Edmonton

MLS® #E4454435

**\$396,000**

4 Bedroom, 2.00 Bathroom, 1,081 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Welcome to this fully finished 4-level split home offering over 2,000 sq. ft. of total living space in the highly sought-after community of Lago Lindo. The main floor features a bright living room, dining area, and functional kitchen. Upstairs, the primary suite includes a walk-in closet, alongside two additional bedrooms and a beautifully updated spa-inspired bathroom with a frameless glass shower and LED-lit vanity. The lower levels offer a generous family room with a cozy gas fireplace, a rec room, a fourth bedroom, a 3-piece bath, and ample storage. Recent updates include new carpet, LVP flooring, and newer shingles, ensuring both style and peace of mind. Situated on a large lot just steps from the pond and park, this home combines comfort and convenience with schools, shopping, and major roadways nearby. A fantastic starter home in a welcoming neighborhood!

Built in 1983

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454435  |
| Price      | \$396,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9316 177 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2H3         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Air Conditioner, See Remarks    |
| Parking Spaces | 3                               |
| Parking        | Front Drive Access, See Remarks |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Mantel                                                                                       |
| Stories      | 4                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 23rd, 2025

Days on Market                12

Zoning                            Zone 28

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Listing information last updated on September 4th, 2025 at 4:03pm MDT