

## \$400,000 - 9111 168 Avenue, Edmonton

MLS® #E4452881

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Nestled in the family-friendly Lago Lindo neighborhood, this beautifully updated 4-level split offers over 1,100 sq. ft. of modern living space. The main level features a soaring vaulted ceiling, a large front bay window flooding the area with natural light, and an open-concept kitchen with ceiling-height cabinets, a microwave hood fan, and seamless access to an expansive deck—ideal for entertaining or relaxing. The spacious basement includes a cozy family room with a wood-burning fireplace stove, a fourth bedroom, and a renovated 3-piece bathroom. Roof was done in 2010 and high-efficiency mechanicals, including a furnace and hot water tank replaced in 2024. With ample storage and an oversized double attached garage, this home is as practical as it is stylish. The large, private backyard provides an escape, perfect for family gatherings or quiet evenings. Located just blocks from Andorra Lake and scenic walking trails, and close to schools, shopping, and amenities.

Built in 1988

### Essential Information

MLS® # E4452881

Price \$400,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9111 168 Avenue |
| Area        | Edmonton        |
| Subdivision | Lago Lindo      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 2W1         |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                          |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025

Days on Market                32

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 September 15th, 2025 at 2:32pm MDT