

\$374,900 - 7111 130a Avenue, Edmonton

MLS® #E4435539

\$374,900

3 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This warm and welcoming bungalow in the heart of Balwin is the perfect fit for first-time buyers, young families, down sizers, or savvy investors. Set on a quiet street facing green space, the home offers a bright and open main floor with a modernized kitchen, newer appliances, and a seamless flow between the living and dining areas. Downstairs, the fully finished basement adds valuable living space with a large rec room, second bathroom, hobby room, and tons of storage. With its separate walkout entrance, the basement has great potential for a future in-law suite or secondary unit. Enjoy long summer evenings on the spacious south-facing deck, overlooking the generous 50 x 123 lot—ideal for gardening, play, or future development. Updates like newer windows, shingles, central A/C and a high-efficiency furnace make this home move-in ready. Heated oversized single garage. Located close to schools, transit, and major routes like 137 Ave and Yellowhead, this is a great opportunity in an established community.

Built in 1962

Essential Information

MLS® # E4435539

Price \$374,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 931 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7111 130a Avenue |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 1Y8 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Parking-Visitor, Walkout Basement, See Remarks |
| Parking Spaces | 2 |
| Parking | Heated, Over Sized, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 | Back Lane, Fenced, Flat Site, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Balwin School
Middle Balwin School
High M.E. Lazerte

Additional Information

Date Listed May 9th, 2025
Days on Market 40
Zoning Zone 02

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