

## \$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                39  
Zoning                              Zone 02

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