

## \$389,900 - 7820 130 Avenue, Edmonton

MLS® #E4435546

**\$389,900**

4 Bedroom, 1.50 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

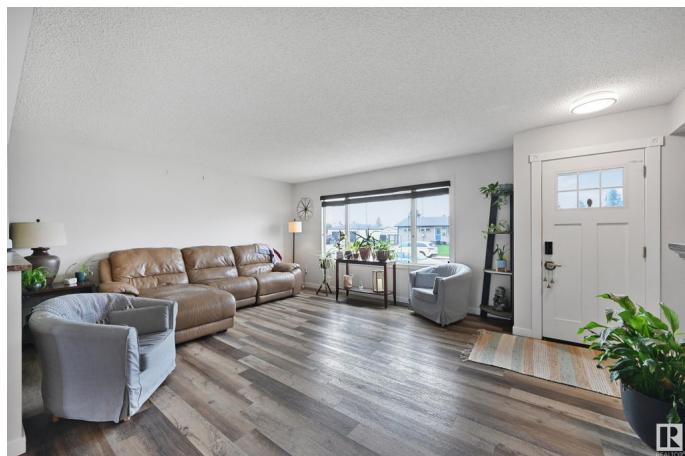
Balwin, Edmonton, AB

Amazing Home! Welcome to this 1155 SQFT Bungalow ON A HUGE LOT, in the highly desirable area of Balwin! Offering elegance, and magnificent living spaces. The Main Floor hosts a warm living space imbued with natural light. The kitchen outstanding from every angle, showcases tasteful finishes, gorgeous Oak Cabinets, plenty of Counter space, Stainless Steel Appliances. The Main Floor showcases 2 Large Bedrooms and a Renovated Bathroom with a soaker tub and Tile surround. The Fully Finished Basement has a SEPARATE ENTRANCE perfect for an INLAW SUITE, Large Living Room, cozy family room, 2 large bedroom's, storage room and a bathroom. Oversized Single Detached Garage. Large Backyard is your own private oasis, mature tree's, and shrubs. Upgrade's: Windows, Vinyl Siding, Shingles, Bathroom, Flooring, Furnace, Water Tank. Located on a quiet a with plenty of schools and amenities.

Built in 1964

### Essential Information

MLS® #	E4435546
Price	\$389,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,036
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7820 130 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1V5

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
-------------	---------------

Days on Market 27

Zoning Zone 02

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 June 5th, 2025 at 8:17pm MDT