

## \$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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