

## \$379,000 - 7820 130 Avenue, Edmonton

MLS® #E4442106

**\$379,000**

4 Bedroom, 1.50 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Amazing Home! Welcome to this GORGEOUS 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 Ceramic Tile surround. The Fully Finished Basement has a SEPARATE ENTRANCE that is perfect for an INLAW SUITE, Large Living Room, 2 large bedroom's, storage room and a bathroom that can easily be converted to a Full Bath. Oversized Single Detached Garage. The Large Backyard is your own private oasis, perfect for family gatherings with mature tree's and shrubs. Upgrade's Include: Windows, Vinyl Siding, Shingles, Bathroom Reno, Paint, Flooring, Furnace, Water Tank. Located on a quiet street, within walking distance to plenty of schools and amenities.

Built in 1964

### Essential Information

MLS® # E4442106

Price \$379,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,087                  |
| 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                June 12th, 2025  
Days on Market        4  
Zoning                    Zone 02

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