

## **\$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

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 16th, 2025 at 3:47am MDT