

# **\$450,000 - 7908 130a Avenue, Edmonton**

MLS® #E4436840

**\$450,000**

5 Bedroom, 2.00 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This beautifully updated 3+2 bedroom bungalow with a legal basement suite sits on a large, south-facing lot in a prime location near schools, shopping, and major transit routes. The home features a fully fenced, landscaped backyard, heated double garage, gravel parking pad, 10' x 10' shed with storage loft, and spacious rear patio. Inside, the main floor showcases a bright, open layout with south-facing windows, newer vinyl plank flooring, and a modern kitchen with updated appliances. The legal suite, developed in 2017 with extra soundproofing, includes two bedrooms, a kitchen, rec room, and shared laundry access. Major upgrades include newer shingles, high-efficiency furnaces, attic insulation (R60), underground sprinkler system, and garage electrical improvements. A fantastic investment or family home with incredible value.

Built in 1964

## **Essential Information**

MLS® #	E4436840
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,048



Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7908 130a Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Z4

### Amenities

Amenities	Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Stall

### Interior

Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 16th, 2025

Days on Market 8

Zoning Zone 02

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