

\$371,900 - 7111 130a Avenue, Edmonton

MLS® #E4446174

\$371,900

3 Bedroom, 2.00 Bathroom, 931 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Perfect for young families or first-time buyers, this inviting bungalow in Balwin offers comfort, space, and room to grow. Set on a peaceful street facing green space, the home features a bright and open main floor with a stylishly updated kitchen, newer appliances, and a functional layout that connects the living and dining areas—ideal for everyday living. The fully finished basement adds flexibility with a large rec room, second bathroom, hobby room, and plenty of storage. A separate walk-up entrance opens up future possibilities for a secondary suite or in-law space. Step outside to enjoy summer evenings on the sunny south-facing deck overlooking a spacious 50 x 123 ft lot—perfect for kids to play, gardening, or future expansion. With key updates like newer windows, shingles, high-efficiency furnace, central A/C, and a heated oversized single garage, this home is move-in ready. Close to schools, parks, transit, and main roads, it's a fantastic opportunity in a family-friendly community.

Built in 1962

Essential Information

MLS® # E4446174

Price \$371,900

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 | Off Street Parking, On Street Parking, Air Conditioner, Deck, Parking-Extra, Parking-Visitor, Walk-up Basement, See Remarks |
| Parking Spaces | 4 |
| Parking | Heated, Over Sized, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------|
| Elementary | Balwin |
| Middle | Balwin |
| High | Archbishop O'Leary |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 02 |

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