

## \$379,900 - 7924 130 Avenue, Edmonton

MLS® #E4453306

**\$379,900**

4 Bedroom, 1.50 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to 7924 130 Ave NW, a well-maintained 4-bed, 2-bath bungalow in Edmonton's family-friendly Balwin neighborhood. This 1,053 sq ft home on a 5700 sq ft lot offers immense potential—renovate or enjoy as is. The bright main floor is ideal for living and entertaining and features 3 beds, kitchen, dining nook, 4 piece bath and large family room while the fully finished basement features a cozy family room, a bedroom, and tons of storage, perfect for guests or extra space. The backyard shines with mature fruit trees and a thriving garden, great for relaxing or hosting and the double detached garage is a great addition for more storage or parking. Steps from Balwin School, parks, shopping, and transit, with easy access to Yellowhead Trail and Fort Road for quick commutes to downtown Edmonton. Make this charming home yours!

Built in 1965

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453306  |
| Price      | \$379,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,054                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7924 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1Y5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

Days on Market 9

Zoning Zone 02

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