

## \$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 | 6              |
| Zoning         | Zone 02        |

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Listing information last updated on July 11th, 2025 at 10:07am MDT