

\$449,000 - 7204 130 Avenue, Edmonton

MLS® #E4440199

\$449,000

5 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Come check out this beautifully renovated bungalow with a fully finished basement that has a separate entrance. As you walk in there is a huge living room featuring vinyl plank, an open concept kitchen with a lot of cupboard space. Home features 3 large bedrooms, 2 piece ensuite in the master and a 4-piece bath complete the main floor. In the basement you will find a large family room, 2 large bedrooms, a full 4 piece bathroom and laundry room. The basement can be easily converted to a mother in law suite. Home located in a great neighbourhood, close to school, amenities and transportation. Don't miss this amazing opportunity!

Built in 1968

Essential Information

MLS® #	E4440199
Price	\$449,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1968
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7204 130 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1X9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Paved Lane, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
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 3:17pm MDT