

## **\$398,000 - 7323 130 Avenue, Edmonton**

MLS® #E4449763

**\$398,000**

2 Bedroom, 1.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Remodelled bungalow with excellent location in community of Balwin. Main level has 2 large bedrooms, remodelled 4 piece bath with overhead rain shower, huge bright living room and large upgraded kitchen with stainless steel appliances, new hot water tank, watering softening system, 2018 furnace, triple glazed windows. The basement has washer/dryer, single toilet and rough in plumbing and tons of storage space. Outside you will find large fully fenced yard, single detached garage with back lane access and extra parking space. Tons of recent upgrades include laminate flooring, remodelled kitchen & bath, new paint, light fixtures and 100Amp electrical. Great location on quiet street with quick access to parks, shopping, schools, public transport, Yellowhead Freeway, etc. Excellent Opportunity!! Listing Broker is the property owner.

Built in 1962

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4449763  |
| Price          | \$398,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 915       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1962                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7323 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1Y1         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | See Remarks                   |
| Parking   | Single Garage Detached, Stall |

### Interior

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Appliances Negotiable, Dishwasher - Energy Star, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories      | 1                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                      |
| Basement     | Full, Unfinished                                                                                                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane           |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Slab                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |

Zoning

Zone 02

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Listing information last updated on August 2nd, 2025 at 9:47am MDT