

## **\$364,988 - 7307 130a Avenue, Edmonton**

MLS® #E4438035

**\$364,988**

5 Bedroom, 2.00 Bathroom, 1,097 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this Beautiful North Facing Bungalow sitting on Huge Lot of 5997 Sqft located in the Community of Balwin. This well maintained House features Vinyl Plank & Laminate flooring throughout the house. The Improvements include in a timely manner New Furnace, HWT, Flooring, New Roof 2020 and Main Floor Windows 2024. There is lot of Parking in front & back of the house. Main Floor Living / Dining room is Bright and Spacious, and open to cozy Kitchen with large windows looking over the Back yard. The open main floor comes with three Good Size Bedrooms & 4 Pc Bath. In the Basement the fully finished In Law Suite has 2 Bedrooms, Huge Rec room, Second Kitchen, 3Pc Bath and Laundry room completes Lower level. The large yard is fully fenced and landscaped with plenty of space for gardening, entertaining or relaxing. With ample parking in the front and back, and close proximity to schools, parks, shopping, and easy access to Yellowhead Trail and Anthony Henday Drive, this home is an excellent opportunity !!!!!

Built in 1962

### **Essential Information**

MLS® #	E4438035
Price	\$364,988



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7307 130a Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Z1

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas, Parking-Extra, See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Lot Description	GeoJet
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Princeton School  
Middle                              Balwin School  
High                                M.E. LaZerte School

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                15  
Zoning                              Zone 02

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