

## \$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	2
Zoning	Zone 02

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