

\$450,000 - 7908 130a Avenue, Edmonton

MLS® #E4436840

\$450,000

5 Bedroom, 2.00 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This beautifully updated 3+2 bedroom bungalow with a legal basement suite sits on a large, south-facing lot in a prime location near schools, shopping, and major transit routes. The home features a fully fenced, landscaped backyard, heated double garage, gravel parking pad, 10' x 10' shed with storage loft, and spacious rear patio. Inside, the main floor showcases a bright, open layout with south-facing windows, newer vinyl plank flooring, and a modern kitchen with updated appliances. The legal suite, developed in 2017 with extra soundproofing, includes two bedrooms, a kitchen, rec room, and shared laundry access. Major upgrades include newer shingles, high-efficiency furnaces, attic insulation (R60), underground sprinkler system, and garage electrical improvements. A fantastic investment or family home with incredible value.

Built in 1964

Essential Information

MLS® #	E4436840
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,048



Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7908 130a Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Z4

Amenities

Amenities	Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Stall

Interior

Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 16th, 2025

Days on Market 5

Zoning Zone 02

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