

\$379,998 - 7803 130 Avenue, Edmonton

MLS® #E4444830

\$379,998

4 Bedroom, 2.00 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Pride of ownership is evident in this well-maintained and spacious 4-bedroom, 2-bathroom bungalow, ideally located on a corner lot in Edmonton's mature Balwin neighbourhood. This home offers a range of thoughtful upgrades, including a newer roof, updated vinyl windows in select rooms, and beautifully refurbished kitchen cabinets complemented by updated countertops and a gas stove—perfect for home chefs. The interior boasts central air conditioning, a bright, functional layout, and a fully finished basement featuring a stunning wet bar for entertaining. Outside, enjoy two expansive decks ideal for summer gatherings, along with an oversized single garage that includes an attached workshop. With a strong sense of care and upkeep throughout, this property is a true gem in a family-friendly area close to schools, parks, and all amenities.

Built in 1961

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444830 |
| Price | \$379,998 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,227 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1961 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7803 130 Avenue |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 1Y4 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Bar, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking | Over Sized, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 27th, 2025 |
|-------------|-----------------|

Days on Market 12

Zoning Zone 02

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