

## \$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 3

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 12:17pm MDT