

## \$439,000 - 7204 130 Avenue, Edmonton

MLS® #E4440199

**\$439,000**

5 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Come check out this beautifully renovated bungalow with a fully finished basement that has a separate entrance. As you walk in there is a huge living room featuring vinyl plank, an open concept kitchen with a lot of cupboard space. Home features 3 large bedrooms, 2 piece ensuite in the master and a 4-piece bath complete the main floor. In the basement you will find a large family room, 2 large bedrooms, a full 4 piece bathroom and laundry room. The basement can be easily converted to a mother in law suite. Home located in a great neighbourhood, close to school, amenities and transportation. Don't miss this amazing opportunity!

Built in 1968

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440199      |
| Price          | \$439,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,184         |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7204 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1X9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Paved Lane, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 02        |

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Listing information last updated on July 4th, 2025 at 11:33am MDT