

## \$449,000 - 7204 130 Avenue, Edmonton

MLS® #E4440199

**\$449,000**

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	\$449,000
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	15
Zoning	Zone 02

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