

# **\$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 8

Zoning Zone 02

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