

# \$419,900 - 8011 132 Avenue, Edmonton

MLS® #E4435821

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,079 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Nestled in the neighborhood of Balwin, this charming bungalow offers a location with easy access to schools, leisure centers, and a quick commute to downtown. Plus, enjoy seamless travel with access to the Yellowhead! Step inside this beautifully updated home featuring newer flooring and carpet (2024), brand-new windows (2024), and essential upgrades including a new furnace, hot water tank, and A/C (2025). Ideal for first-time home buyers and savvy investors, this property holds the exciting potential to build a second suite, making it a smart investment for your future. Don't miss out on this opportunity—this home won't last long!

Built in 1963

## Essential Information

MLS® #	E4435821
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	8011 132 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2B3

### Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Swimming Pool, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Princeton School
Middle	Balwin School
High	M.E. LaZerte School

### Additional Information

Date Listed	May 10th, 2025
Days on Market	5
Zoning	Zone 02

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