

Courtesy Of Will Skrypnyk Of Skrypnyk & Associates

## \$398,000 - 7323 130 Avenue, Edmonton

MLS® #E4449763

**\$398,000**

2 Bedroom, 1.50 Bathroom, 915 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Remodelled bungalow with excellent location in community of Balwin. Main level has 2 large bedrooms, remodelled 4 piece bath with overhead rain shower, huge bright living room and large upgraded kitchen with stainless steel appliances, new hot water tank, watering softening system, 2018 furnace, triple glazed windows. The basement has washer/dryer, single toilet and rough in plumbing and tons of storage space. Outside you will find large fully fenced yard, single detached garage with back lane access and extra parking space. Tons of recent upgrades include laminate flooring, remodelled kitchen & bath, new paint, light fixtures and 100Amp electrical. Great location on quiet street with quick access to parks, shopping, schools, public transport, Yellowhead Freeway, etc. Excellent Opportunity!! Listing Broker is the property owner.

Built in 1962

### Essential Information

MLS® #	E4449763
Price	\$398,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	915
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7323 130 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Y1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached, Stall

### **Interior**

Appliances	Appliances Negotiable, Dishwasher - Energy Star, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	July 25th, 2025
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Days on Market 23

Zoning Zone 02

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Listing information last updated on August 17th, 2025 at 5:47am MDT