

Courtesy Of Joseph Yisak Of MaxWell Devonshire Realty

## \$499,900 - 8004 130 Avenue, Edmonton

MLS® #E4451061

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to an ENTIRELY RENOVATED luxurious 5-bedroom bungalow, offering over 2,200 square feet of total living space & two fully equipped kitchens. The main floor boasts a bright open layout with a formal living room & electric fireplace. Brand-new kitchen is outfitted with brand new top-of-the-line appliances and gas stove. Main floor completed with three spacious bedrooms, a stylish modernized full bathroom & its own laundry for added convenience. The basement, with SEPARATE entrance, features a generous living space with electric FP, two bedrooms, a newly designed kitchen with brand-new appliances, & a full 4pc bathroom & big laundry room. Outside new concrete, new steps on garage, well landscaped yard. The home sits on a large 48 X 120" lot, offering a generous yard ideal for outdoor activities and family gatherings. Oversized Single garage attached. New windows, new lawns, fresh interior & exterior paint, a newer roof, newer HWT & more! Conveniently located near schools, parks, shopping, and the LRT.

Built in 1963

### Essential Information

MLS® # E4451061

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,388                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8004 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1Y5         |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Single Garage Attached                                                                                      |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Stories      | 2                                                                                                                     |
| Has Suite    | Yes                                                                                                                   |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|        |                            |
|--------|----------------------------|
| Middle | Balwin , St Vlad, Belveder |
| High   | Queen E, M.ELazerte, O'lea |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 02          |

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Listing information last updated on September 19th, 2025 at 8:47am MDT