

\$419,900 - 8011 132 Avenue, Edmonton

MLS® #E4425152

\$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® # | E4425152 |
| 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 | March 11th, 2025 |
| Days on Market | 39 |
| Zoning | Zone 02 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 10:47am MDT