

Courtesy Of Thomas J Lowe Of RE/MAX Edge Realty

## \$309,900 - 8015 130 Avenue, Edmonton

MLS® #E4464674

**\$309,900**

3 Bedroom, 1.50 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Charming, renovated bungalow in Balwin! Step inside this 1,083 sq ft home and fall in love with the bright, open layout. The spacious living room is filled with natural light and flows effortlessly into the large dining area—perfect for family dinners or hosting friends. The stunning white kitchen features an island, stainless steel appliances, and endless cabinetry for storage. Enjoy the convenience of main floor laundry and a primary bedroom complete with a private 2-piece ensuite. Two additional bedrooms and a beautifully updated bath complete the main level. Outside, the large backyard offers plenty of space to relax or entertain with a patio and loads of parking, plus a double detached garage. Modern charm, classic comfort, and move-in ready—this is the one you’ve been waiting for!

Built in 1960

### Essential Information

MLS® #	E4464674
Price	\$309,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,083



Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8015 130 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Y6

### **Amenities**

Amenities	On Street Parking, Closet Organizers, No Smoking Home, Parking-Extra, Patio, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed November 4th, 2025

Days on Market 2

Zoning Zone 02

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