

\$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 30
Zoning Zone 02

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