



## 7304 129A Avenue Edmonton AB

\$399,900

Original owner home in Balwin, lovingly maintained and full of potential! Step into the spacious living room with a cozy wood-burning fireplace and big south-facing windows that fill the space with natural light. The kitchen and dining area are at the back of the home, featuring wood cabinetry and ample storage. All bedrooms are conveniently located on the opposite side, including the primary with a 2-piece ensuite and a cedar-lined closet. The full bath and separate mudroom completes the main level. The basement is designed for flexibility, easily convertible into an in-law suite, with a 4th bedroom option, second kitchen, and ample space for multi-generational living. The laundry room includes thoughtful storage, and 100-amp electrical service. The fenced yard is beautifully landscaped with sheds, RV parking, and a double detached garage. The roof was updated within the last 5 years, adding to the home's value. Located in a family-friendly neighborhood--bring your personal touch to make this home your ow

Listing Presented By:



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