



7412 130 Avenue Edmonton AB

\$369,000

Welcome to this beautiful stucco bungalow on a quiet street in Balwin, just steps away from great schools and parks. This home sits on a generous 49x120 ft lot with designated RV parking, a gardening area, and plenty of space to entertain. Offering over 2,300 sqft of finished living space, it features 4 bedrooms & 2.5 bathrooms. The main floor boasts a bright & spacious living room with a large south-facing window overlooking a welcoming front porch, a kitchen with an eat-in area, as well as 3 large bedrooms. The primary bedroom includes a 2-piece ensuite. Enjoy the added bonus of a sunroom off the back entrance. The fully finished basement offers a family room, a den with a gas fireplace, a 4th bedroom, a 3-piece bath, laundry room, and ample storage space. This property includes both a single front attached garage & a single rear detached heated garage with a 9-ft door, perfect for a workshop. Notable big upgrades include: new windows, shingles, furnace, hot water tank, and 100-amp electrical service.

Listing Presented By:



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