

Courtesy Of Joseph Yisak Of MaxWell Devonshire Realty

## \$499,900 - 8004 130 Avenue, Edmonton

MLS® #E4451061

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,388 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

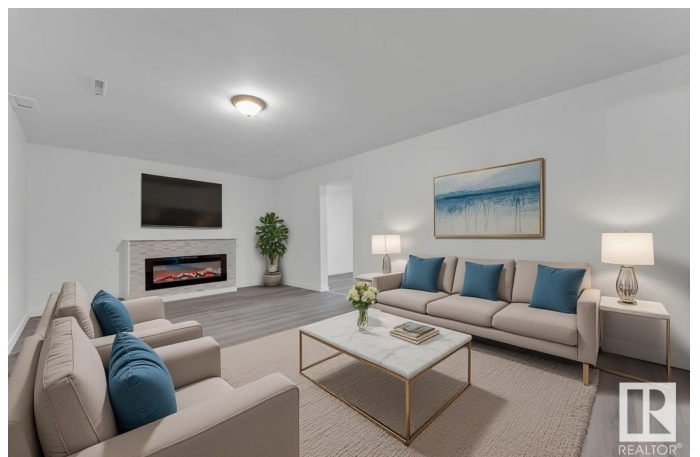
Welcome to an ENTIRELY RENOVATED luxurious 5-bedroom bungalow, offering over 2,200 square feet of total living space & two fully equipped kitchens. The main floor boasts a bright open layout with a formal living room & electric fireplace. Brand-new kitchen is outfitted with brand new top-of-the-line appliances and gas stove. Main floor completed with three spacious bedrooms, a stylish modernized full bathroom & its own laundry for added convenience. The basement, with SEPARATE entrance, features a generous living space with electric FP, two bedrooms, a newly designed kitchen with brand-new appliances, & a full 4pc bathroom & big laundry room. Outside new concrete, new steps on garage, well landscaped yard. The home sits on a large 48 X 120" lot, offering a generous yard ideal for outdoor activities and family gatherings. Oversized Single garage attached. New windows, new lawns, fresh interior & exterior paint, a newer roof, newer HWT & more! Conveniently located near schools, parks, shopping, and the LRT.

Built in 1963

### Essential Information

MLS® # E4451061

Price \$499,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8004 130 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1Y5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Appliances	Dryer, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Middle Balwin , St Vlad, Belveder  
High Queen E, M.ELazerte, O'lea

### **Additional Information**

Date Listed August 3rd, 2025  
Days on Market 1  
Zoning Zone 02

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Listing information last updated on August 4th, 2025 at 11:02am MDT