

# \$419,900 - 8011 132 Avenue, Edmonton

MLS® #E4435821

**\$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® #         | E4435821               |
| 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    | May 10th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 02        |

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