# \$339,000 - 7511 132 Avenue, Edmonton

MLS® #E4433517

## \$339.000

5 Bedroom, 2.00 Bathroom, 1,085 sqft Single Family on 0.00 Acres

Balwin, Edmonton, AB

Perfect starter home for a family or someone wanting to flip a property. This home has 2 kitchens, a separate entrance and a total of 5 bedrooms and 2 full baths. Long term owner has maintained the property well over the years. The main floor features beautiful hardwood and 3 bedrooms (1 turned into an open office with French doors) which could easily be used as a bedroom. The Basement has an additional kitchen, 2 bedrooms, a large family room and a 3 piece bath. Don't forget about the oversized HEATED double garage and huge paved driveway in the back for multiple vehicles or a motorhome. Location is also great as it is only 1 block from three different schools and a 2 minutes drive to several major roads like 97 Street, Yellowhead Trail and Fort Road.



## **Essential Information**

MLS® # E4433517 Price \$339,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

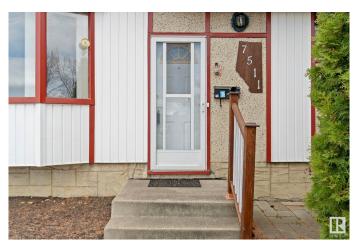
Square Footage 1,085

Acres 0.00

Year Built 1964







Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

## **Community Information**

Address 7511 132 Avenue

Area Edmonton

Subdivision Balwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5C 3C6

## **Amenities**

Amenities Parking-Extra

Parking Spaces 8

Parking Double Garage Detached, Heated, Over Sized

## Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2 Has Suite Yes

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 1

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:32am MDT