

Courtesy Of Alma Hadzic Of MaxWell Polaris

# \$424,900 - 7303 132 Avenue, Edmonton

MLS® #E4425092

**\$424,900**

5 Bedroom, 2.00 Bathroom, 1,064 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this beautifully RENOVATED 5 bedroom bungalow conveniently located on a LARGE LOT in the family oriented community of Balwin. Upon entrance you'll immediately be impressed with the spacious living room, BRAND NEW KITCHEN with beautiful stainless steel appliances & newer vinyl plank flooring (2019), 3 sizable bedrooms with cozy plush carpet, upgraded bathroom (2018) & LARGE WINDOWS throughout providing tons of natural light. SEPARATE ENTRANCE leads to the basement where you will a BRAND NEW SECOND KITCHEN, 2 additional bedrooms, 3 piece bathroom & a LARGE family/theatre room perfect for entertaining! More upgrades include NEW SHINGLES (2022), HWT (2023), luxurious light fixtures, gorgeous barn door, upgraded electrical & a high efficiency furnace. Fully fenced & private back yard with newer vinyl siding, newer windows, newer doors and an oversized garage roughed in for a garage heater & double wide gate for RV access. PRIME LOCATION: close to all amenities, schools, parks & major transportation

Built in 1963

## Essential Information

MLS® #	E4425092
Price	\$424,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7303 132 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3C6

### **Amenities**

Amenities	Detectors Smoke, R.V. Storage, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Princeton  
Middle Killarney, Londonderry Jr  
High M.E. LaZerte, O'Leary

### **Additional Information**

Date Listed March 11th, 2025  
Days on Market 3  
Zoning Zone 02

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