

# **\$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. Donâ€™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.

Built in 1964

## **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

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