

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

MLS® #E4425152

**\$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® #         | E4425152               |
| 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 March 11th, 2025  
Days on Market 25  
Zoning Zone 02

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Listing information last updated on April 5th, 2025 at 4:17pm MDT