

# \$309,900 - 8015 130 Avenue, Edmonton

MLS® #E4464674

**\$309,900**

3 Bedroom, 1.50 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Charming, renovated bungalow in Balwin! Step inside this 1,083 sq ft home and fall in love with the bright, open layout. The spacious living room is filled with natural light and flows effortlessly into the large dining area—perfect for family dinners or hosting friends. The stunning white kitchen features an island, stainless steel appliances, and endless cabinetry for storage. Enjoy the convenience of main floor laundry and a primary bedroom complete with a private 2-piece ensuite. Two additional bedrooms and a beautifully updated bath complete the main level. Outside, the large backyard offers plenty of space to relax or entertain with a patio and loads of parking, plus a double detached garage. Modern charm, classic comfort, and move-in ready—this is the one you’ve been waiting for!

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464674  |
| Price          | \$309,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,083     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8015 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1Y6         |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, No Smoking Home, Parking-Extra, Patio, Vinyl Windows |
| Parking   | Double Garage Detached                                                                     |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 1                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                        |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                              |

**Additional Information**

Date Listed                November 4th, 2025  
Days on Market        5  
Zoning                    Zone 02

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