

# \$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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Listing information last updated on May 1st, 2025 at 7:17am MDT