

# **\$374,900 - 7923 131a Avenue, Edmonton**

MLS® #E4456505

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,213 sqft

Single Family on 0.00 Acres

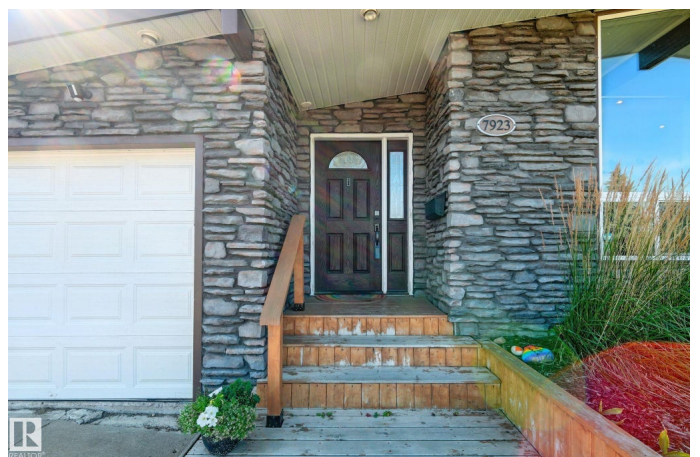
Balwin, Edmonton, AB

Generational living at it's finest, with all the big things taken care of! Get ready to move-in to this awesome bungalow, with 3+1 bedrooms, 2.5 total baths, and TWO single garages! Updated kitchen, HWT 2020, HE Furnace 2024, A/C 2023, Shingles 2014, there isn't much to do in this well layed out bungalow! Access the first single garage from the just inside the front door, and enjoy the warmth of the gas F/P with beautiful stone surround, complemented by the gorgeous vaulted ceilings! The main bath has been recently updated, and the primary suite has a 2 pc ensuite! The basement has a large second kitchen, an additional bedroom, tons of storage, cold room, and a laundry/mechanical room complete with laundry sink! The second garage is a detached oversized single garage, with a 200 amp electrical panel. The yard is HUGE, with a expansive deck, RV parking, firepit and still plenty of space for pets and/or kids alike! Bring your family, your cousins, your friends, this place has space for everyone!

Built in 1964

## **Essential Information**

MLS® #	E4456505
Price	\$374,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7923 131a Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2A2

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Parking-Extra, R.V. Storage, Storage-In-Suite, Vaulted Ceiling
Parking	Over Sized, Single Garage Attached, Single Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
Zoning	Zone 02

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Listing information last updated on September 7th, 2025 at 2:02am MDT