

# \$434,900 - 7615 132 Avenue, Edmonton

MLS® #E4427157

## \$434,900

5 Bedroom, 2.00 Bathroom, 1,038 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Beautiful bungalow in the mature area of Balwin features a great revenue opportunity with a full 2 bedroom legal suite and separate side entrance. 3 bedrooms up with large kitchen with plenty of cupboard and counter space. Recently professionally upgraded basement suite has a large living area and 2 bedrooms. Fully fenced yard with oversized single garage plus a carport. Plenty of back alley access parking. Welcome home. Some Rooms Virtually Staged.

Built in 1965

### Essential Information

MLS® #	E4427157
Price	\$434,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	7615 132 Avenue
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2B2

### **Amenities**

Amenities	R.V. Storage, Vinyl Windows
Parking	Over Sized, Single Carport, Single Garage Detached

### **Interior**

Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	11
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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