

## \$405,000 - 7104 132 Avenue, Edmonton

MLS® #E4441177

**\$405,000**

5 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Rare opportunity! This affordable bungalow for family with kids and investors located in best of Delwood, just in front of Balwin School, close to LRT, Transit Bus, Londonderry shopping and all amenities. MAIN FLOOR : 3 bedrooms, 4 pieces bath, large living room and bright kitchen. Finished BASEMENT : 2 bedrooms, second kitchen, laundry, utility and storage room. See more information for basement in private remarks. DOUBLE DETACHED GARAGE and more parking at the back and street parking. SEPERATE SIDE ENTRANCE to basement. Total Living Spaces 1937 Sqft, 5 beds room , 2 full baths.

Built in 1966

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441177               |
| Price          | \$405,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7104 132 Avenue |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2A6         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Guest Suite, Hot Water Electric |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached                                            |

### Interior

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                |
| Stories      | 2                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                      |
| Basement     | Full, See Remarks                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                 |
| Exterior Features | Back Lane, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                 |

### School Information

|            |               |
|------------|---------------|
| Elementary | Balwin School |
| Middle     | Balwin School |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |

## Zoning

## Zone 02

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Listing information last updated on June 16th, 2025 at 7:17am MDT