

\$345,000 - 8016 131a Av Nw, Edmonton

MLS® #E4453490

\$345,000

3 Bedroom, 2.00 Bathroom, 1,052 sqft
Single Family on 0.14 Acres

Balwin, Edmonton, Alberta

Exceptional location! This well-loved, ORIGINAL OWNER 1052 sq.ft 3 bed+2 bath home is situated on a quiet street & FACES a GREEN SPACE in the conveniently located community of Balwin. You'll love being WALKING DISTANCE to schools & public transit & minutes to the Yellowhead, shopping & all amenities. Updated WINDOWS & SHINGLES, this home has a functional layout & an excellent opportunity for your updating & with a 940 sq.ft fully finished basement with a SECOND KITCHEN & SEPARATE ENTRANCE it offers great suite potential! The BRIGHT main floor features a spacious living room with a large south facing window that flows into the dining room & kitchen. The kitchen overlooks your HUGE backyard with low maintenance fence & OVERSIZED (23.5x21.5) double detached garage & additional parking. Rounding off the main floor is the primary bedroom, 2 additional bedrooms & UPDATED 4pc bath. The basement has a sizeable rec room, 4pc bath, 2nd kitchen, laundry room & storage. A great home on a fantastic lot (50x120)! (id:6289)

Built in 1963

Essential Information

Listing #	E4453490
Price	\$345,000
Bedrooms	3



Bathrooms	2.00
Square Footage	1,052
Acres	0.14
Year Built	1963
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8016 131a Av Nw
Subdivision	Balwin
City	Edmonton
Province	Alberta
Postal Code	T5C2A3

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	Lane, No Animal Home, No Smoking Home
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Window Coverings, Refrigerator, Two stoves
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 12:46am MDT