

Courtesy Of Sara Trenn Of Century 21 Masters

## \$345,000 - 8016 131a Avenue, Edmonton

MLS® #E4453490

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

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)!

Built in 1963

### Essential Information

MLS® # E4453490

Price \$345,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,052                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8016 131a Avenue |
| Area        | Edmonton         |
| Subdivision | Balwin           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 2A3          |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                            |

### Interior

|              |                                                 |
|--------------|-------------------------------------------------|
| Appliances   | Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                       |
| Stories      | 2                                               |
| Has Basement | Yes                                             |
| Basement     | Full, Finished                                  |

### Exterior

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

### Additional Information

Date Listed August 18th, 2025

Days on Market 45

Zoning Zone 02

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Listing information last updated on October 1st, 2025 at 10:02pm MDT