

# \$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

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 June 16th, 2025 at 6:32am MDT