

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 55

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 October 12th, 2025 at 7:17am MDT