

## **\$389,900 - 7512 129a Avenue, Edmonton**

MLS® #E4458261

**\$389,900**

4 Bedroom, 1.50 Bathroom, 1,112 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Location, Location, Location! Facing Balwin Park with a new outdoor play centre, arena, ball courts, & community hall, this beautiful bungalow offers the ideal family lifestyle. A wonderfully landscaped front yard with paver walkway & well planned perennial garden gives year round colour. Newer roof, vinyl siding & PVC windows make for low maintenance costs. Step inside to find gleaming hardwood floors & bright windows with park views. The spacious living room flows seamlessly into a large dining area, perfect for hosting family gatherings. The kitchen overlooks a fully fenced, private backyard featuring raised flower beds & flowering trees. The main level offers three bedrooms & a full bath. Enjoy family nights in the huge rec room with dry bar & a wine room. A 2nd bathroom & additional bedroom complete the basement. The backyard is designed for entertaining, unwind under the stars in the outdoor hot tub, gather around the firepit, or host summer BBQs on the large patio. Quick possession available!

Built in 1961

### **Essential Information**

MLS® # E4458261

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,112                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7512 129a Avenue |
| Area        | Edmonton         |
| Subdivision | Balwin           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 1W9          |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Bar, Closet Organizers, Fire Pit, Hot Tub, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| Parking Spaces | 3                                                                                         |
| Parking        | Over Sized, Single Garage Detached                                                        |

### Interior

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                              |
| Stories      | 2                                                                                                                      |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Back Lane, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Princeton / St. Vladimir |
| Middle     | Balwin / St. Cecilia     |
| High       | M.E. Lazerte / O'Leary   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 59                   |
| 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 November 15th, 2025 at 5:47am MST