

## \$389,000 - 8008 129a Avenue, Edmonton

MLS® #E4447429

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

First time home buyers & Investment Alert ! " 50 X 120 " lot size ~ Fully renovated, move-in ready bungalow in mature neighborhood of Balwin! Located on a huge south-facing lot in a quiet crescent, this home features a bright living room, modern U-shaped kitchen, open dining area, 3 spacious bedrooms & full bath on the main floor. Finished basement offers a large family room, additional bedroom, full bath & potential for a second kitchen. Upgrades include Drywall, paint, kitchen cabinets, bathrooms, windows & high-efficiency furnace. Double Detached garage. Huge backyard ready for your garden projects. Close to schools, parks, transit, Yellowhead Trail & all amenities.

Built in 1960

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4447429      |
| Price          | \$389,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,061         |
| Acres          | 0.00          |
| Year Built     | 1960          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8008 129a Avenue |
| Area        | Edmonton         |
| Subdivision | Balwin           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 1X2          |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                            |
| Stories      | 2                                                                    |
| Has Basement | Yes                                                                  |
| Basement     | Full, Finished                                                       |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 02         |

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Listing information last updated on August 19th, 2025 at 2:17pm MDT