## \$2,399,900 - 7719 132a Avenue, Edmonton

MLS® #E4431215

## \$2,399,900

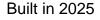
5 Bedroom, 3.50 Bathroom, 5,760 sqft Single Family on 0.00 Acres

Delwood, Edmonton, AB

Introducing a remarkable 4-plex featuring 8 well-appointed units, offering a total of 20 bedrooms and 16 bathrooms. This property presents an exceptional investment opportunity with the potential to generate over \$172,800 in annual income. The design accommodates a separate entrance for the legal basement suites, enhancing privacy and rental flexibility. The open-concept design is complemented by beautiful finishings, creating a modern and inviting atmosphere. Located in a desirable neighborhood, roughly 15 mins from core downtown, near public transportation, 2 schools, parks, shopping centres and a mall near by







## **Essential Information**

MLS® #	E4431215
Price	\$2,399,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,760
Acres	0.00
Year Built	2025
Туре	Single Family



Sub-Type	4PLEX			
Style	2 Storey			
Status	Active			
Community Information				
Address	7719 132a Avenue			
Area	Edmonton			
Subdivision	Delwood			
City	Edmonton			
County	ALBERTA			
Province	AB			
Postal Code	T5C 2C4			
Amenities				
Amenities	Ceiling 9 ft., Hot Water Natural Gas			
Parking	Single Garage Detached			
Interior				
Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two			
Heating	Forced Air-2, Natural Gas			
Stories	3			
Has Basement	Yes			
Basement	Full, Finished			
Exterior				
Exterior	Wood, Vinyl, Hardie Board Siding			
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby			
Roof	Asphalt Shingles			
Construction	Wood, Vinyl, Hardie Board Siding			
Foundation	Concrete Perimeter			

## **Additional Information**

Date Listed	April 16th, 2025
Days on Market	16
Zoning	Zone 02

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