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

MLS® #E4431215

## \$2,399,900

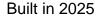
5 Bedroom, 3.50 Bathroom, 5,760 sqft Single Family on 0.00 Acres

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	21
Zoning	Zone 02

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