Courtesy Of Hassan Haymour Of Sable Realty

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

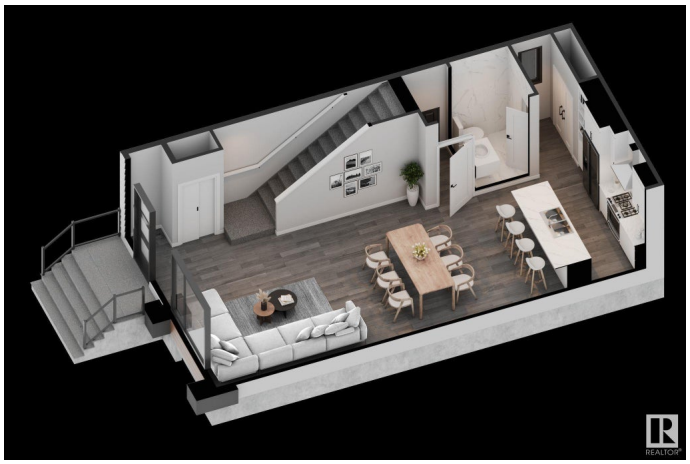
MLS® #E4431215

$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

Built in 2025



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
Type	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	53
Zoning	Zone 02

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