

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

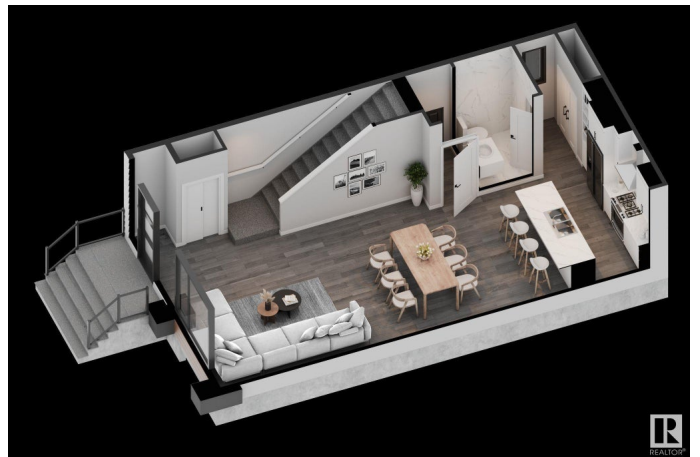
Delwood, Edmonton, AB

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 6
Zoning Zone 02

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Listing information last updated on April 22nd, 2025 at 2:47pm MDT