# \$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

An exceptional opportunity to own a brand-new 4-plex with 8 fully legal suites, each with private, separate entrancesâ€"including basement units. This high-performing property offers 20 bedrooms and 16 bathrooms, with projected rental income exceeding \$172,800 annually. Inside, each unit features a modern open-concept layout, upgraded finishes, and quality craftsmanship throughout. Located just 15 minutes from downtown, in a sought-after area close to schools, parks, public transit, shopping, and a major mall, this is a rare turnkey investment with strong cash flow and long-term growth potential.



#### **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 199

Zoning Zone 02

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