\$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 195

Zoning Zone 02

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