

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

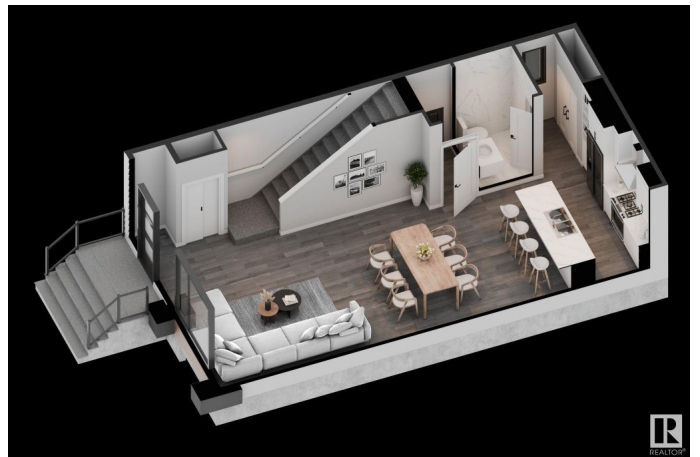
Delwood, Edmonton, AB

An exceptional opportunity to own a brand-new 4-plex with 8 fully legal suites, each with private, separate entrances 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.

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 134  
Zoning Zone 02

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Listing information last updated on August 28th, 2025 at 7:47pm MDT