

## \$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	126
Zoning	Zone 02

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