

\$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 | 108 |
| Zoning | Zone 02 |

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