

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

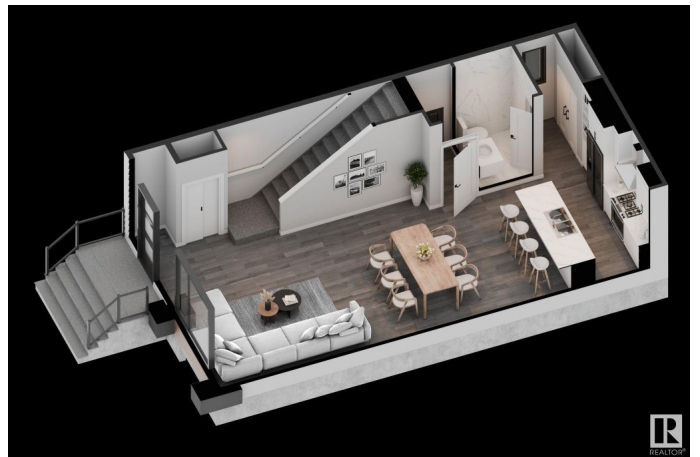
Delwood, Edmonton, AB

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 27th, 2025 at 11:32pm MDT