

## \$2,299,900 - 13304 75 Street, Edmonton

MLS® #E4417073

**\$2,299,900**

4 Bedroom, 3.50 Bathroom, 4,904 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Introducing a remarkable 4-plex featuring 8 well-appointed units, offering a total of 14 bedrooms and 16 bathrooms. This property presents an exceptional investment opportunity with the potential to generate over \$172,800 in annual income. Each end unit boasts a charming deck, perfect for outdoor relaxation. The design accommodates a separate entrance for the legal basement suites, enhancing privacy and rental flexibility. The open-concept design is complemented by beautiful finishings, creating a modern and inviting atmosphere. Located in a desirable neighborhood, which is near public transportation, 2 schools, parks, shopping centres and a mall near by.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4417073    |
| Price          | \$2,299,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,904       |
| Acres          | 0.00        |
| Year Built     | 2025        |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | 4PLEX         |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13304 75 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0Z5         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas, Vinyl Windows |
| Parking   | See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 4th, 2025 |
| Days on Market | 164               |

## Zoning

## Zone 02

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Listing information last updated on June 17th, 2025 at 7:17am MDT