

# \$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 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	89
Zoning	Zone 02

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Listing information last updated on April 3rd, 2025 at 11:32am MDT