

\$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 | 163 |

Zoning

Zone 02

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Listing information last updated on June 16th, 2025 at 3:32pm MDT