

# \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 10:47pm MDT