

## \$750,000 - 7723 75 Street, Edmonton

MLS® #E4445160

**\$750,000**

4 Bedroom, 4.00 Bathroom, 4,004 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Great opportunity to own a rare 4 plex on the Southside of Edmonton. Fully rented 3x3 Bedrooms and 1 x 2 Bedroom, very clean tenants. Units and common area could use upgrading to maximize rent potential. Combined monthly rent of \$5375 with room to increase rents. Very large suites with over 1000sq ft for the 3 bedrooms. New roof in 2020. New hot water tank in 2023. Close to Whyte ave, backs onto a park. All amenities within walking distance. Tenants pay power. Owners pay heat and water.

Built in 1971

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445160          |
| Price          | \$750,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 4,004             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | 4PLEX             |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 7723 75 Street   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 2G2          |

### **Amenities**

|           |          |
|-----------|----------|
| Amenities | Intercom |
| Parking   | Stall    |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                      |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | None, No Basement                           |

### **Exterior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                                                                       |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, See Remarks |
| Roof              | Tar & Gravel                                                                                                                                            |
| Construction      | Wood, See Remarks                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 17        |

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Listing information last updated on August 3rd, 2025 at 12:02pm MDT