

## \$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	2
Zoning	Zone 17

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 July 3rd, 2025 at 10:18am MDT