

\$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	6
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 7th, 2025 at 2:48pm MDT