# $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 &amp; Gravel |
| Construction | Wood, See Remarks |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | July 1st, 2025 |
| Days on Market | 65 |
| Zoning | Zone 17 |