

## **\$795,000 - 7608/7610 75 Street, Edmonton**

MLS® #E4425356

**\$795,000**

9 Bedroom, 3.00 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Step into this fourplex of modern opulence, where every detail has been meticulously crafted to offer an unparalleled living experience across 3 of the 4 finished floors. From the grand foyer on the main floor to the sleek, contemporary design that flows seamlessly throughout, this property radiates sophistication. Every corner of this home invites an abundance of natural light. Each of the 3 kitchens and bathrooms serve as a true testament to luxury, showcasing high-end finishes and thoughtful design. The three chef-inspired kitchens are equipped with state-of-the-art stainless steel appliances. Investors will appreciate the unique opportunity to move in or generate immediate rental income. Both sides of the property showcase new windows, plumbing and electrical upgrades ensuring peace of mind and modern convenience. King Edward is a highly sought-after community. Only 15 minutes to either Downtown or the University of Alberta and only a couple minutes to The Sherwood Park Freeway & Wayne Gretzky Drive.

Built in 1967

### **Essential Information**

MLS® #                    E4425356

Price                     \$795,000



Bedrooms	9
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	7608/7610 75 Street
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2E9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	See Remarks
Roof	Flat
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 12th, 2025

Days on Market 39

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 April 20th, 2025 at 5:02am MDT