

## **\$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 37

Zoning Zone 17

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