# \$1,498,000 - 7914 & 7916 110 Street, Edmonton

MLS® #E4443859

# \$1,498,000

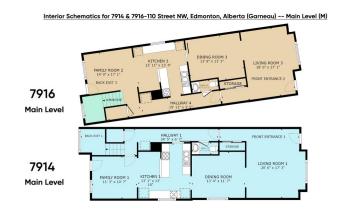
5 Bedroom, 12.00 Bathroom, 4,998 sqft Single Family on 0.00 Acres

Garneau, Edmonton, AB

\* ATTENTION PRUDENT UNIVERSITY-AREA INVESTORS: TURNKEY AND GOOD CONDITION LEGAL FOUR-PLEX NOW AVAILABLE IN GARNEAU, PREDOMINANTLY OCCUPIED BY UNIVERSITY OF ALBERTA FACULTY OF MEDICINE STUDENTS AND GRADUATE **HEALTH PROFESSIONALS! Mammoth 5000** sq. ft. superstructure features a grand total of 4 kitchens; 4 living / dining spaces; 4 laundries; 12 spacious studio / (plus) bedroom spaces; 12 full en suite baths; 2 half baths; 2 covered porch decks; nice fenced backyard; & quadruple detached garage with large rear parking lot (a real bonus premium for any property located within 5 minutes to the University). Substantial 50' x 182' (838.0 sq. m.) rectangular lot, spanning two titles, opens up a myriad of long-term future development & expansion options. Convenient access to 109 Street; Whyte Avenue; McKernan; University of Alberta; Saskatchewan Drive; Hawryluk Park; Royal Mayfair Golf Club; & Downtown. A premium investment opportunity to load up your Landlord capacity for upcoming Fall & Winter semesters!







RMS Area (Main Level) = 183.72 sq. m. = 1978 sq. ft

Built in 1992

### **Essential Information**

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Price \$1,498,000

Bedrooms 5

Bathrooms 12.00

Full Baths 12

Square Footage 4,998

Acres 0.00

Year Built 1992

Type Single Family

Sub-Type 4PLEX

Style 2 and Half Storey

Status Active

# **Community Information**

Address 7914 & 7916 110 Street

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 1G4

#### **Amenities**

Amenities Off Street Parking, Deck, Detectors Smoke, Parking-Extra,

Storage-In-Suite, Vinyl Windows, See Remarks

Parking Spaces 10

Parking Quad or More Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See

Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Forced Air-2, Natural Gas

Stories 4

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Treed Lot, View City

Roof Asphalt Shingles

Construction Wood, Stucco Foundation See Remarks

#### **School Information**

Elementary Garneau

Middle McKernan

High Old Strathcona Academic

# **Additional Information**

Date Listed June 23rd, 2025

Days on Market 18

Zoning Zone 15

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Listing information last updated on July 11th, 2025 at 4:02pm MDT