

# \$1,450,000 - 7914 & 7916 110 Street, Edmonton

MLS® #E4443859

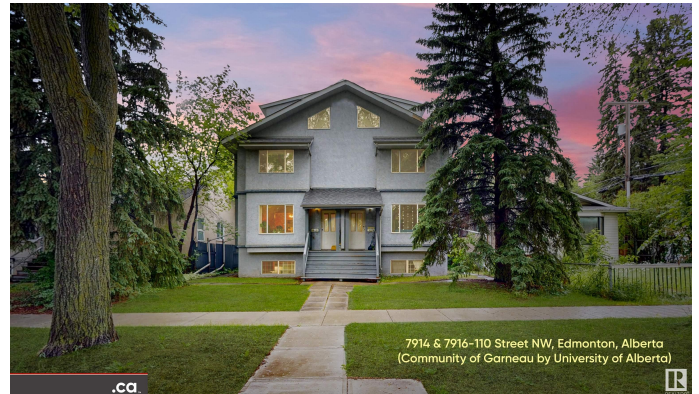
**\$1,450,000**

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!



Interior Schematics for 7914 & 7916-110 Street NW, Edmonton, Alberta (Garneau) -- Main Level (M)



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

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Built in 1992

## Essential Information

MLS® #

E4443859

|                |                   |
|----------------|-------------------|
| Price          | \$1,450,000       |
| Lease Rate     | \$15              |
| 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 | 91              |
| Zoning         | Zone 15         |

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Listing information last updated on September 22nd, 2025 at 4:17pm MDT