

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

MLS® #E4443859

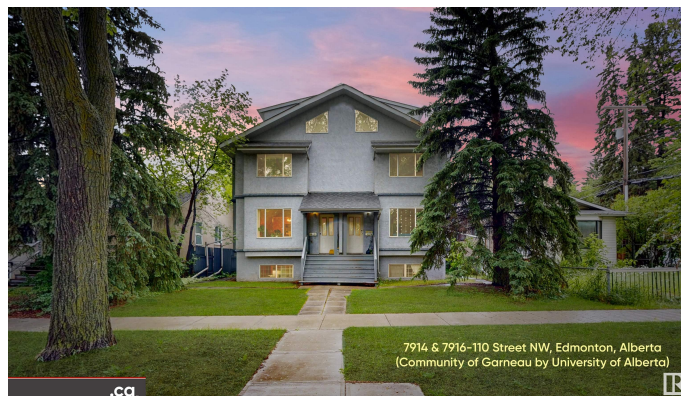
**\$1,450,000**

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

Page 3 of 4

Built in 1992

## Essential Information

MLS® #

E4443859

Price	\$1,450,000
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	73
Zoning	Zone 15

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 September 4th, 2025 at 8:02am MDT