

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

MLS® #E4443859

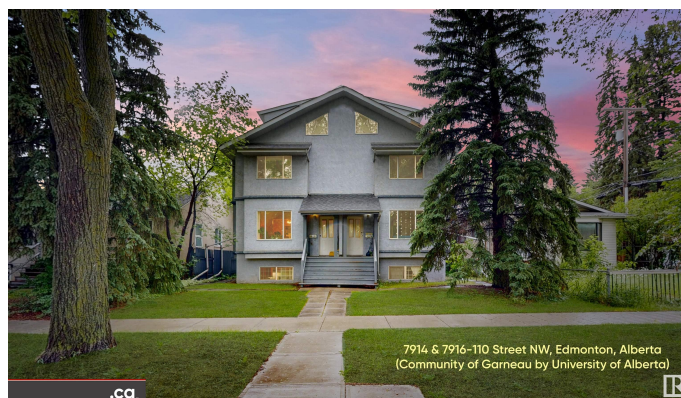
\$1,498,000

5 Bedroom, 12.00 Bathroom, 4,998 sqft

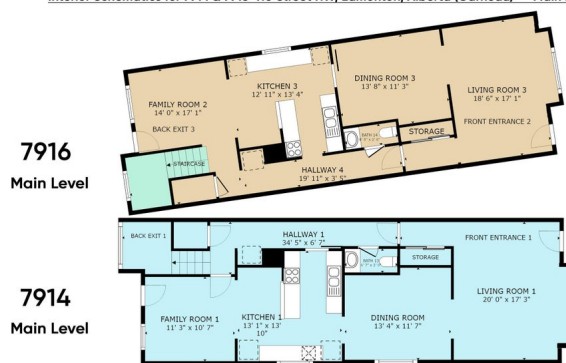
Single Family on 0.00 Acres

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!



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	\$1,498,000
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	39
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 August 1st, 2025 at 5:02pm MDT