

Courtesy Of Drew N Kardash Of Professional Realty Group

## \$949,900 - 7712 110 Street, Edmonton

MLS® #E4419048

**\$949,900**

6 Bedroom, 6.00 Bathroom, 2,393 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Are you looking for a WELL-MAINTAINED, revenue-generating property in the AMAZING AND MATURE neighborhood of MCKERNAN? Look no further! This property features THREE separate SELF-CONTAINED units, making it an IDEAL INVESTMENT for those seeking an income property or a multi-generational family home. With LONG-TERM SUSTAINABILITY and SAFETY in mind, the EFFICIENCY UPGRADES are over the top – UPGRADED INSULATION, IN-FLOOR HEATING, HARDIE BOARD SIDING, and individual HRVs in each suite, just to name a few. Each floor has a MASSIVE LIVING SPACE AND KITCHEN, three spacious bedrooms, two bathrooms and IN-SUITE LAUNDRY. As a bonus, there is PLENTY OF PARKING in the back. While two of the suites are currently recognized as legal dwelling units, the third suite certainly has the potential of becoming legalized. This property is close to schools, the U of A, University Hospital, bike lanes, parks, shopping, LRT, and more.

Built in 2009

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4419048  |
| Price    | \$949,900 |
| Bedrooms | 6         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 2,393                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7712 110 Street |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 1G1         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Vinyl Windows, HRV System |
| Parking   | No Garage, Parking Pad Cement/Paved, Rear Drive Access  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | In Floor Heat System, Natural Gas, Water  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Landscaped, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed January 23rd, 2025

Days on Market 71

Zoning Zone 15

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Listing information last updated on April 4th, 2025 at 7:32am MDT