

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 79

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 April 12th, 2025 at 6:02pm MDT