

## \$899,900 - 7712 110 Street, Edmonton

MLS® #E4430834

**\$899,900**

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 is an amazing 9 BEDROOM, 6 BATHROOM property features THREE separate SELF-CONTAINED units, making it an IDEAL INVESTMENT for those seeking an income property (think STUDENT RENTAL or Long term tenant) or perhaps even 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. 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® #   | E4430834  |
| Price    | \$899,900 |
| 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 April 14th, 2025

Days on Market 6

Zoning Zone 15

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Listing information last updated on April 19th, 2025 at 11:02pm MDT