

## \$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 Suite	Yes
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                132

Zoning                            Zone 15

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