



7914 & 7916-110 Street NW, Edmonton, Alberta  
(Community of Garneau by University of Alberta)

.ca



## Edmonton Alberta

\$1,498,000

\* 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! (id:6769)

Den 4.1 m x Measurements not available

Bonus Room 5.2 m x Measurements not available

Office 3.2 m x Measurements not available

Office 3.3 m x Measurements not available

Bedroom 4 3.9 m x Measurements not available

Bedroom 5 3.6 m x Measurements not available

Second Kitchen 3.4 m x Measurements not available

Utility room 4.2 m x Measurements not available

Living room 5.1 m x Measurements not available

Dining room 4.2 m x Measurements not available

Kitchen 4.2 m x Measurements not available

Family room 3.4 m x Measurements not available

Primary Bedroom 3.4 m x Measurements not available

Bedroom 2 2.6 m x Measurements not available

Bedroom 3 3.4 m x Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.kellygrant.ca/>



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