



10948 75 Avenue Edmonton Alberta

\$729,000

Rare opportunity to acquire a turn-key 7-bedroom, 7-bathroom property with a legally permitted room-rental setup in McKernan. Operating under a valid Development Permit(DP)/Building Permit(BP), and Business Licence, the property offers a fully permitted room-rental configuration well suited to professional and student tenants. Conveniently located within walking distance of the McKernan/Belgravia LRT station, providing easy transit access to the University of Alberta and other major destinations. Situated on a substantial 49.5' x 130' lot (approximately 600 sqm), this solid 2-storey home features a functional layout designed for shared accommodation, with 7 bedrooms and 7 full bathrooms, including 5 ensuites. The property is conveniently located within walking distance of the McKernan/Belgravia and University of Alberta LRT stations, providing excellent access to the university, downtown and other major destinations. The home has benefited from numerous updates and improvements over the years. Recent upgrades include a new roof with a warranty certificate, interconnected smoke and carbon monoxide detectors throughout, and upgraded basement egress windows with new window wells. Additional improvements include vinyl windows, upgraded PEX plumbing lines, 100-amp electrical service, and a newer furnace and hot water tank installed in 2024. Set on a substantial inner-city lot in McKernan, this property combines an established lodging-house setup, substantial bedroom and bathroom capacity, convenient access to the University of Alberta, and potential long-term land value. A compelling opportunity for investors seeking an income-producing property in a central Edmonton location. Set on a substantial inner-city lot in McKernan, this property combines a legally permitted shared-accommodation setup, substantial bedroom and bathroom capacity, convenient access to the University o...

Primary Bedroom 12.08 Ft x 23.25 Ft

Bedroom 18.75 Ft x 8.38 Ft

Bedroom 8.92 Ft x 7.75 Ft

3pc Bathroom 5.33 Ft x 6.00 Ft

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3pc Bathroom 5.33 Ft x 6.00 Ft

3pc Bathroom 6.33 Ft x 7.42 Ft

Bedroom 12.00 Ft x 15.00 Ft

3pc Bathroom 10.83 Ft x 6.33 Ft

Bedroom 12.08 Ft x 23.25 Ft

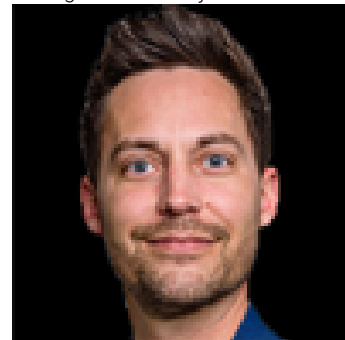
3pc Bathroom 4.08 Ft x 10.58 Ft

Bedroom 9.50 Ft x 11.93 Ft

3pc Bathroom 4.08 Ft x 10.58 Ft

3pc Bathroom 4.08 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:
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