

NEW PRICE

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TURNKEY LEGAL 4-PLEX IN GARNEAU

* 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!

7914 & 7916-110 STREET NW, EDMONTON, ALBERTA, CANADA

**LIST PRICE:
\$1,450,000**



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* Premium Investment Four-plex within 5-minute Walk to University of Alberta!

7914 / 7916 – 110 Street NW
Edmonton, Alberta, Canada

LIST PRICE: \$1,450,000



TO VIEW MY
CINEMATIC
VIRTUAL TOUR
VIDEO & 3-D
Matterport visit
KellyGrant.ca!

- Turnkey and good condition legal four-plex in Garneau, predominantly occupied by U of A Faculty of Medicine Students and Graduate Health Professionals
- Convenient access to 109th Street; Whyte Avenue; McKernan; Univ. of Alberta; Saskatchewan Drive; Hawryluk Park; Royal Mayfair Golf Club; & Downtown

Special Property Features:

- Mammoth 5000 sq. ft. above ground RMS Area (M + A + U Levels)
- Sizable 1725 sq. ft. Combined Interior Basement Area (B Level)
- 4 Kitchens, 4 Living / Dining Spaces, 4 Laundry, & 2 Half Guest Baths
- 12 Studio / (plus) Bedroom Spaces, 12 Full En Suite Baths
- 2 Covered Porch Decks, and Nice Fenced Backyard
- Divided Quadruple Detached Garage with Spacious Rear Parking Lot
- Substantial 50' x 182' (838 sq. m.) rectangular lot (spanning 2 titles), opens up longer-term future development and expansion options
- 30 Day Possession with Assumption of Tenants, Leases
- Good future cap rate potential – refer to proforma for further details
- A premium investment opportunity to load up your Landlord rental capacity for the upcoming Fall and Winter semesters!





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7914 / 7916 - 110 St. NW, Edmonton, AB

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Area:	South-Central Edmonton	Bedrooms: 12 = 6 (U) + 2 (A) + 0 (M) + 4 (B)
Neighbourhood:	Garneau	Bathrooms 14 = 4 (U) + 4 (A) + [2 * 0.5] (M) + 4 (B)
Zone:	15	<u>Upper Level Suite (each side):</u>
Style:	Legal Four-plex (Two Titles)	Living Room: 5.1 m x 3.6 m (M)
Total RMS Area:	4997 sq. ft. (M + A + U Levels)	Kitchen: 4.2 m x 4.1 m (M)
Total Lower Area:	1725 sq. ft. (B Level)	Dining Room: 4.2 m x 3.2 m (M)
Year Built:	1992	Family Room: 3.4 m x 3.2 m (M)
Taxes:	\$13,495 / yr. (2024)	Studios 1-3: 3.5 m x 3.0 m (A) (avg.)
Garage Parking:	Quad Garage Detached	Bedrooms 1-3: 3.2 m x 2.6 m (U) (avg.)
Exterior:	Stucco	Bedroom / Studio 4: 5.2 m x 3.5 m (A)
Roof Shingles:	Asphalt	<u>Lower Level Suite (each side):</u>
Heating:	Forced Air x 2 (Natural Gas)	Bedroom / Studio 5: 3.9 m x 3.0 m (B)
Possession Date:	30 Days, Tenants to be Assumed	Bedroom / Studio 6: 3.6 m x 2.3 m (B)
Land Use Code:	Small Scale Residential (RS)	Kitchen / Dinette: 5.1 m x 3.4 m (B)
Legal Description:	Plan 9323185; Block A; & Lots 8A + 8B	Utility Room: 4.2 m x 2.2 m (B)
<u>Att. Goods Excl.:</u>	N/A	Property Manager: N/A (Self-Managed)
<u>Goods Included:</u>	(1). All Refrigerators; (2). All Stoves; (3). All Washers; (4). All Dryers; (5). All Keys; (6). Window Coverings Not Owned by Tenants; & (7). All Fire Extinguishers (See List of Chattels Included)	
<u>Laundry Facilities:</u>	4 = 2 (M) + 2 (L), Shared, & Utilities Paid by Owner --> Included with Tenants' Rent	
<u>Rental Arrangement:</u>	Most Longer-term Professional Tenants - See Proforma for Financial Details	



MaxWell
POLARIS

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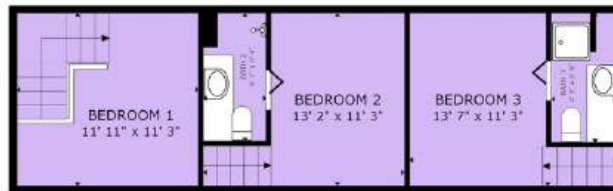
* Buyer due diligence is required to verify all listing information presented.

Interior Schematics for 7914 & 7916-110 Street NW, Edmonton, Alberta (Garneau) -- Upper Level (U)

7916
Upper Level



7914
Upper Level



RMS Area (Upper Level) = 93.14 sq. m. = 1003 sq. ft.

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

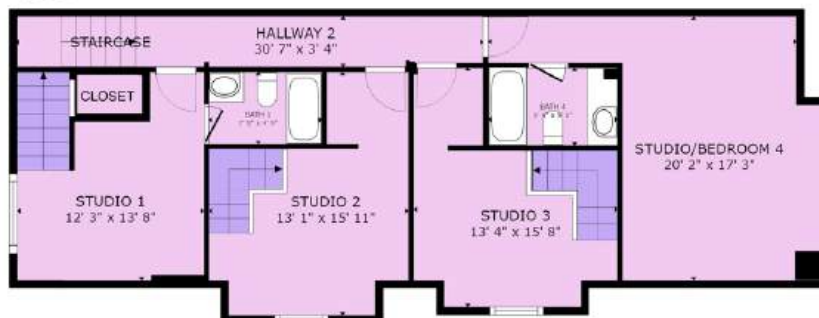
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Interior Schematics for 7914 & 7916-110 Street NW, Edmonton, Alberta (Garneau) -- Above Level (A)

7916
Above Level



7914
Above Level



RMS Area (Above Level) = 187.46 sq. m. = 2018 sq. ft.

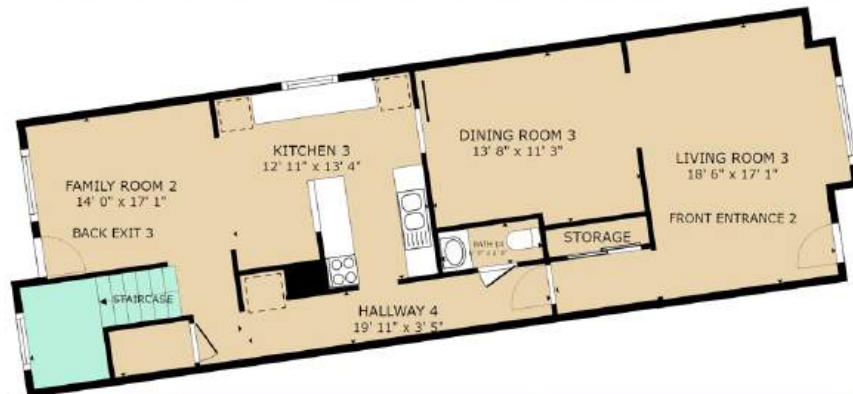
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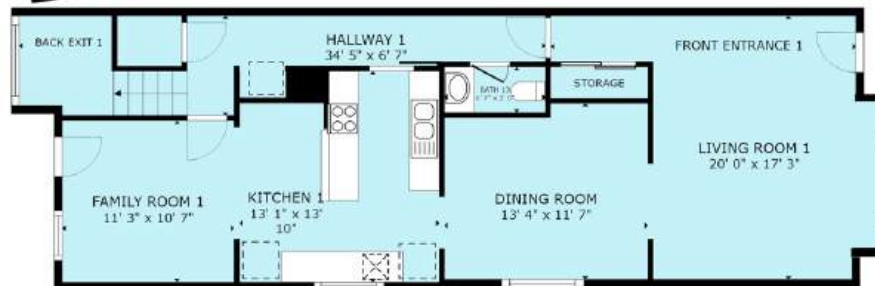
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Interior Schematics for 7914 & 7916-110 Street NW, Edmonton, Alberta (Garneau) -- Main Level (M)

7916
Main Level



7914
Main Level



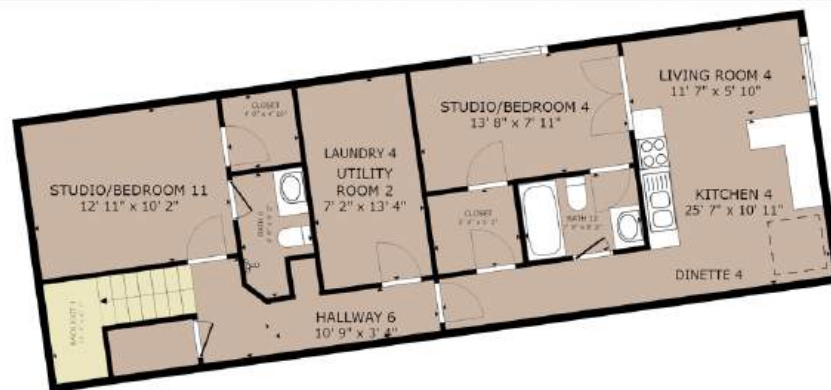
RMS Area (Main Level) = 183.72 sq. m. = 1978 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Interior Schematics for 7914 & 7916-110 Street NW, Edmonton, Alberta (Garneau) -- Basement Level (B)

7916
Basement Level



7914
Basement Level



Interior Area (Basement Level) = 160.27 sq. m. = 1725 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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7914 / 7916-110 Street NW, Edmonton, AB – Garneau (Upper Suites Photos)



7914 / 7916-110 Street NW, Edmonton, AB – Garneau (Lower Suites Photos)

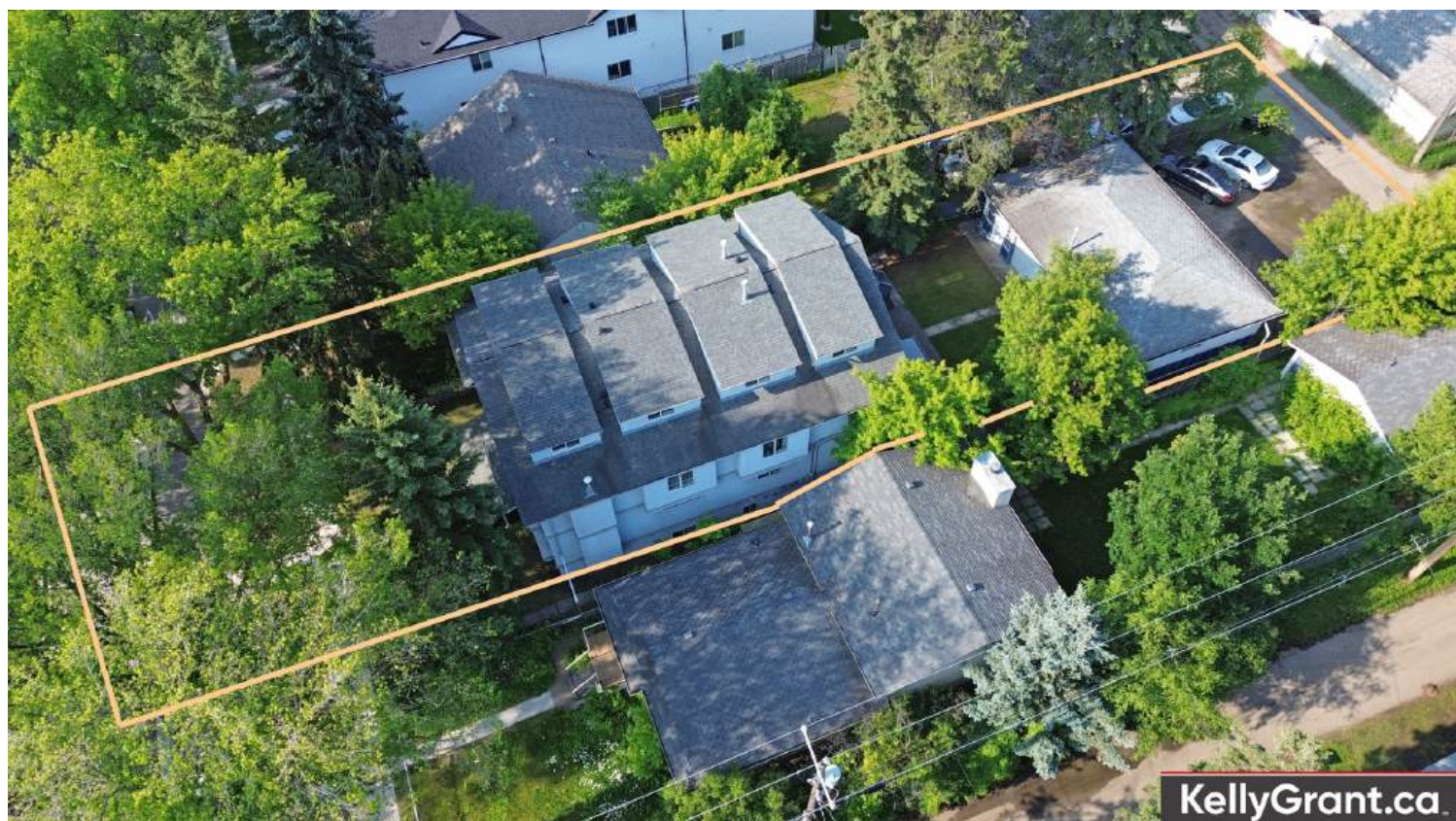


7914 / 7916-110 Street NW, Edmonton, AB – Garneau (Interior Common Tenant Area Photos)



7914 / 7916-110 Street NW, Edmonton, AB – Garneau (Exterior Photos)





7914 / 7916-110 Street NW, Edmonton, AB – Garneau (Aerial Neighbourhood Photos)



Lot Diagram for 7914 & 7916-110 Street NW, Edmonton, AB (Community of Garneau)

Zoning: Small Scale Residential (RS)
Lot Shape: Rectangular
Lot Area: 838.0 sq. m. = 9020 sq. ft.
Total # of Property Titles: 2

49.5' Wide

182.1' Long



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