



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10948 75 Avenue NW
Edmonton, Alberta

MLS # A2314975



\$799,900

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | McKernan | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,612 sq.ft. | Age: | 1953 (73 yrs old) |
| Beds: | 7 | Baths: | 7 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Level, Rectangular Lot | | |

Heating: Forced Air

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Rare opportunity to acquire a fully licensed, turn-key 7-bedroom, 7-bathroom lodging house in the premier neighborhood of McKernan, just steps from the University of Alberta. Operating under a valid Development Permit (DP), Building Permit (BP), and Business Licence (BL), this property offers a rare, fully legalized single-professional/student housing setup in one of Edmonton's most high-demand rental corridors. Situated on a substantial 49.5' x 130' lot (approx. 600 sqm), this solid 2-storey home features a highly functional layout tailored for legalized shared accommodation, boasting 7 bedrooms and 7 full bathrooms (including 5 ensuites). Its unbeatable location is within easy walking distance to both the McKernan/Belgravia and U of A LRT stations, providing top-tier transit accessibility that ensures a consistent stream of tenant demand. The property offers outstanding operational reliability, with all major building systems meticulously upgraded over the years to ensure top-tier safety and structural peace of mind. Recent premium improvements feature a brand-new roof with 15 year workmanship warranty certificate, interconnected smoke/CO detectors throughout, and newly upgraded basement egress windows with fresh window wells. Mechanically superior and carefully maintained, the home is further enhanced by vinyl windows, upgraded PEX plumbing lines, a 100-amp electrical service, and a newer furnace and hot water tank (2024). Representing an exceptional, high-yield cash cow generating approximately \$5,000 CAD in total monthly gross rental income, this premium property offers stable, immediate revenue with zero deferred maintenance. Combined with significant underlying land value and future high-density redevelopment potential, it is a bulletproof investment in a prime inner-city location.