



GRASSROOTS
REALTY GROUP

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10948 75 Avenue NW
Edmonton, Alberta

MLS # A2348518



\$729,000

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	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: none

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 ensuite. 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 of Alberta, and potential long-term land value. A compelling opportunity for investors seeking an income-producing property in a central Edmonton location.