



9945 79 Avenue Edmonton AB

\$465,000

This amazing one-and-a-half story in West Ritchie is zoned Rm h16, which allows an abundance of residential and commercial uses. The lot is 44' wide frontage by 132' deep. Live in, rent and hold, use as a commercial space or redevelop! The main floor has two bedrooms and a full bath, and the upstairs has a large loft area with plenty of potential uses. The basement has large windows letting in lots of light and a completely separate entrance from the outside. The basement has a second kitchen, bathroom, one bedroom, and living area. It has a south-facing backyard with a double car garage. Trendy new businesses are coming in all over the neighbourhood. The location is minutes from U of A and downtown, just a block from Whyte Ave. This home has many opportunities, especially for commercial/residential redevelopment in one of Edmonton's most sought-after locations. Act now!

Listing Presented By:



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