



## 11847 96 Street Edmonton AB

\$275,000

How adventurous are you? This 1944 triplex built by former city alderman Walter Clevely is considered a British-style concrete cottage. It's a castle! If you have a soft spot for historical properties and love free money, this is an opportunity that is about as rare as they come. This property is on the City's Inventory of Historic Resources, and if you agreed to designate the building as a Municipal Historic Resource, you'd be eligible for matching grants of up to \$100,000 for heritage-eligible rehabilitation work, then would be eligible for 1/3 matching maintenance grants of up to \$20,000 every five years. If, after reviewing the photos and videos of this property, you consider it to be too big a project, then you may want to consider the lot value of this property. It's 125'x52.5', big enough to build several units, with or without buying a neighbouring property. Lots of options, so be creative! Property sold AS-IS, without warranties or representations.

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

Jerry@RoyalLePage.ca

<http://www.ZoomJer.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215

[rsplant@telus.net](mailto:rsplant@telus.net)