



## Edmonton Alberta

\$650,000

Located in the heart of downtown in Wihkwentowin, just off Jasper Ave and steps from the river valley and Victoria Golf Course, this property sits in a PRIME LOCATION and offers a rare blend of convenience, flexibility, and long-term potential. This two-storey heritage-style home offers nearly 1,300 sq ft with 4 bedrooms, 2.5 bathrooms, a detached garage, and generous storage throughout. MAJOR UPDATES include the furnace, shingles, hot water tank, and exterior. Zoned MEDIUM SCALE RESIDENTIAL, the property presents exceptional development potential allowing for multi-family residential up to 8 storeys, and the ability to operate a home-based business such as a salon, clinic, coffee shop, or private practice. Surrounded by established and thriving small businesses with strong visibility and consistent foot traffic, this income-generating property was previously rented for \$3,500/month and well suited for investors, developers, and entrepreneurs. (id:6769)

Bedroom 4 2.96 m X 3.5 m

Living room 4.93 m X 3.85 m

Dining room 3.91 m X 3.51 m

Kitchen 3.07 m X 3.53 m

Primary Bedroom 4.46 m X 3.73 m

Bedroom 2 3.08 m X 2.92 m

Bedroom 3 3.91 m X 3.02 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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