



Edmonton Alberta

\$600,000

Live the Good Life in this incredibly unique mixed-use property in the heart of Queen Mary Park. Located steps from Royal Alexandra Hospital, Kingsway Mall, public transit, & downtown amenities, this property offers exceptional flexibility & future potential. Zoned for small business & multi-residential use, it is ideal for an owner-operator, investor, or redevelopment opportunity. Previously configured as 3 separate suites & later used as a professional office, the layout features multiple entrances, flexible office or living spaces, & exceptional functionality. The raised 2-storey design allows the lower level to enjoy large above-grade windows and abundant natural light. Recent improvements include shingles, a high-efficiency furnace, air conditioning, & select windows. The property also offers a garage, mature trees, ample rear parking, & 3 electrical meters. This property delivers exceptional value in a prime central location. Visit REALTOR(R) website for more info!

Some photos are virtually staged (id:6769)

Bedroom 2 3.35 m X 3.14 m

Recreation room 4.32 m X 4.92 m

Utility room 3.47 m X 5.53 m

Kitchen 2.04 m X 2.6 m

Family room 4.03 m X 4.15 m

Primary Bedroom 3.25 m X 4.15 m

Storage 1.92 m X 1.63 m

Listing Presented By:



Originally Listed by:
Exp Realty

<http://www.rjhomes.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.