

Edmonton Alberta

$464,900

A rare opportunity featuring an incredible 32' x 29' SHOP with 12' ceilings, a 10' overhead door, and RV parking! The shop alone is currently rented for $800/month to a long-term tenant of 20+ years who would love to stay, offering immediate income potential. The renovated home features a brand new kitchen, bathroom, flooring, and paint, plus a newer roof (2022) and furnace (2025). The main floor offers 2 bedrooms, a massive living room, and a 4-piece bathroom, while the fully finished basement includes 2 additional bedrooms, 2 living areas, and a 3-piece bathroom. Situated on a generous 50' x 150' lot with future redevelopment potential, the location is equally appealing. Just steps from NAIT, Royal Alex Hospital, and Kingsway Mall, with a brand new junior high school being built only a block away. An exceptional opportunity for homeowners seeking additional income, those needing substantial workspace, or investors looking to capitalize on the property's long-term potential. (id:6769)

Den 3.63 m X 2.99 m
Bedroom 3 3.56 m X 3.65 m
Bedroom 4 3.63 m X 2.99 m
Recreation room 3.21 m X 4.32 m
Utility room 2.93 m X 6.01 m

Living room 3.79 m X 5.61 m
Dining room 3.13 m X 2.91 m
Kitchen 4.22 m X 2.58 m
Primary Bedroom 3.66 m X 3.1 m
Bedroom 2 3.2 m X 3.1 m

Listing Presented By:



Originally Listed by:
Real Broker

https://theamyottegroup.com/

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