



## Edmonton Alberta

\$728,000

Welcome to this exceptional 3-story end-unit townhouse, it offers the perfect blend of business opportunity and modern living. The main floor is fully equipped for commercial or professional use, featuring street-front access, an accessible washroom, a double attached garage for storage or private parking, its own dedicated furnace, hot water tank, and air-conditioning system—providing full independence, comfort, and efficiency for business operations. Upstairs, enjoy a beautifully appointed kitchen with granite countertops, stainless steel appliances, and a bright dining area. The spacious living room opens onto a private balcony, creating an inviting space for relaxation. A convenient 2-piece washroom completes this level. The top floor provides a peaceful retreat with a spacious primary suite, two additional bedrooms, a full bathroom, and upstairs laundry for added convenience. A rare chance to live, work, and thrive in one versatile property. (id:6769)

Living room 4.26 m X 5.43 m

Dining room 4.26 m X 1.95 m

Kitchen 3.49 m X 4.54 m

Primary Bedroom 4.26 m X 4.25 m

Bedroom 2 2.58 m X 3.21 m

Bedroom 3 3.22 m X 3.6 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group



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