



## Edmonton Alberta

\$435,000

PRIME LOCATION & VERSATILE OPPORTUNITY! This rare DOWNTOWN townhome blends lifestyle and flexibility. Located on 111 St across from Grant MacEwan, steps from Tim Hortons, Brewery District, Rogers Place & Jasper Ave. Zoned COMMERCIAL DC2, it's fully renovated & wired as an office—ideal as a high-end home, retail space, or live-work setup! Fully fenced with a large front deck leading to double doors, 9 ft ceilings, open concept living/conference room & den. Stylish vinyl plank floors, modern kitchen w/ sleek cabinetry & SS appliances. Upstairs has 2 spacious beds/offices + bonus room, 3pc bath & laundry. DOUBLE ATTACHED TANDEM GARAGE + ample street parking. Flexible use + unbeatable location = a must see! (id:6769)

Living room 4.51 m X 4.79 m

Dining room 3.23 m X 3.23 m

Kitchen 2.22 m X 2.26 m

Primary Bedroom 3.66 m X 3.99 m

Bedroom 2 3.11 m X 4.73 m

Office 3.31 m X 3.52 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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