



Edmonton Alberta

\$1,400,000

Exceptional acreage opportunity within city limits. Sprawling across 3 acres, the property offers a beautiful treed front half providing natural privacy, and a peaceful park-like setting. Enjoy the tranquility of mature trees while still having ample cleared space for the shop, and secondary dwelling, which features 1 bedroom, 1 bathroom, and 1025sqft of living space. The land is strategically divided with dual access points - primary access from 209 Street NW and secondary access from 45th Avenue with a chainlink gate and fence for added security, providing excellent convenience and potential for different uses across the property. Both dwellings are on well water and tank and field septic. This property presents multiple revenue opportunities including the secondary dwelling rental, potential shop rental to tradespeople, or future development possibilities. (id:6769)

Living room 8.34 m X 6.22 m

Dining room 4.03 m X 3.16 m

Kitchen 4.32 m X 3.27 m

Family room Measurements not available

Primary Bedroom 4.68 m X 4.93 m

Bedroom 2 3.71 m X 3.98 m

Bedroom 3 3.71 m X 3.7 m

Bedroom 4 4.08 m X 2.92 m

Listing Presented By:



Originally Listed by:
Real Broker



RE/MAX River City

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