



## Edmonton Alberta

\$1,199,900

The perfect opportunity exists in the community of West Jasper Place for one to balance work & everyday life, with a long term goal in mind! Welcome to 9512 154 St, a unique double suited facility containing a 2 bed suite, with an additional 6 beds for the main residence. Situated on a quiet street, the future is bright with a vision. Live in the caretaker suite, while you run a care facility in house with all the amenities for a successful operation. Main floor contains 4 beds w/ wheelchair accessibility, while the full bath has safety & access in mind. Basement has 2 beds, w/ full bath for additional programming space. Upper level contains a fully legal 2 bed, 2 bath suite with kitchen, rooftop patio, and 1140 square feet of living space for comfortable living quarters. Fully built out w/ key safety & life systems, 9512 has a fully integrated sprinkler & alarm system top to bottom. Current operator tenant in place, many options exist to use the over 4500 sq. ft. of space! **VENDOR FINANCING AVAILABLE!!! (id:6769)**

Additional bedroom Measurements not available

Bedroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



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