



## Edmonton Alberta

\$350,000

INVESTMENT OPPORTUNITY nestled in the heart of downtown, steps away from the bustling Ice District! With a little investment, you could turn this place into a fantastic Airbnb hotspot! PRIME location just a short walk to popular attractions like Roger's Place, City Hall, Canada Place, the New Royal Alberta Museum, Winspear Centre, Art Gallery, downtown Farmers Market and MORE! This bi-level house located in The Quarters has 7 bedrooms, 2 kitchens, and 3 entrances, covering 1445 sq ft. All the proper fire code requirements are in place for a 7-unit room rental. It sits on a 33 ft x 122 ft lot. NOTE! NEIGHBORING LOT ALSO FOR SALE! Which is a double lot spanning 66 ft x 122 ft (9551-103a Ave) making three lots a Total Land Size 12,103 sq ft +/- on 3 lots, Zoned DC 1. Exciting new development in the area including LRT expansion, new residential tower, DoubleTree Hilton Hotel, and a cool new city park. Take a leap and make this your next adventure. Act now and make your mark on Edmonton's thriving core. (id:6769)

Listing Presented By:



Originally Listed by:  
YEGPro Realty

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