



## Edmonton Alberta

\$2,500,000

Step into history and embrace modern sophistication. The George Durrand Residence (lot A 4972.8 sqft) with an additional development potential on rear lot B (4893.4 sqft) 10416 - 87 Avenue NW. This Municipal Historic Resource, built in 1913, is restored to the highest standards and is eligible for a maintenance grant every five years. This stately brick manor presents stunning woodwork, French doors, tall windows, multiple fireplaces, 3 bathrooms, a kitchen and expansive formal spaces. With a developed basement and enclosed sunrooms, it currently serves as eleven professional office spaces, ideal for professionals across diverse industries. Lane way access to freshly paved 14-stall parking lot, upgraded mechanical systems, underground sprinklers, historic lampposts, Hunter Douglas blinds and beautifully landscaped grounds with landscape lighting. Offering River Valley and city views, this turnkey property is a blend of historic charm and modern convenience. A timeless masterpiece with endless possibilities! (id:6769)

Den 4.5 m X 3.61 m

Additional bedroom 7.09 m X 3.61 m

Office 4.32 m X 4.24 m

Office 4.52 m X 3.16 m

Living room 4.42 m X 4.36 m

Kitchen 4.36 m X 3.03 m

Primary Bedroom Measurements not available

Bedroom 5 4.84 m X 3.6 m

Bedroom 6 4.41 m X 4.26 m

Sunroom 5.39 m X 2.01 m

Bonus Room 10.54 m X 6.55 m

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://sothebysrealty.ca/en/ron-dickson/#listings>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)