



## Edmonton Alberta

\$500,000

Have you had ice cream yet today? If you buy this house right meow, you'll be right next to one of the finest ice cream establishments in the City of Edmonton. Perhaps more importantly, this mixed-use-zoned house has had lots of recent upgrades, from siding to the roof to the water tank to the furnace to the entire basement. Oh, and central air conditioning! Original 40's hardwood upstairs, a gas fireplace, and 4 bedrooms. Would you like to run a business out of the existing house? Build a new structure altogether? There are so many options. Here are some permitted MUN (Neighbourhood Mixed Use) uses: bar, retail cannabis, hotel, child care, library, health services, body rub, supportive housing, row housing, food and drink, custom manufacturing. Or, just live in it as it is and figure out your business dreams in a few years when you are ready. Close to Concordia, Gretzky Drive, Yellowhead, the North Saskatchewan, the river valley (a block). All your wildest dreams will come true. I need a massage. (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.zoomjer.com/>



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