



Edmonton Alberta

\$287,500

Located on a large 33' x 167' lot, this property features flexible zoning suitable for residential living or small-scale commercial uses, including food and beverage service, health services, office space, or child care. Whether you're seeking a comfortable home or a strategic business location, the options are impressive. Ideally situated close to NAIT, retail, parks, and the LRT, with quick access to Downtown. It's also just a 10-minute drive to the University of Alberta, Royal Alexandra Hospital, and Rogers Place--offering excellent urban convenience. This charming detached bungalow provides generous living space with 4 bedrooms, 1.5 baths, and a half-finished basement. A double detached garage offers ample parking and storage. Character details include bay windows and a traditional layout with separate kitchen, dining, and living areas. The home also features a laundry room and a separate rear entrance to the basement. (id:6769)

Bedroom 4 Measurements not available

Living room 12.8' x 11.2'

Kitchen 11.8' x 10.9'

Family room 11.3' x 10.9'

Primary Bedroom 10.0' x 8.5'

Bedroom 2 10.0' x 8.5'

Bedroom 3 10.0' x 8.6'

Listing Presented By:



Originally Listed by:
Mozaic Realty Group

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

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca

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