



## 10235 111 Street 2 Edmonton AB

\$475,000

EXCELLENT LOCATION & RARE GEM! Step into urban elegance with this unique DOWNTOWN townhome. Perfectly situated on main 111 St, it is located right by Grant MacEwan University, Tim Hortons, with short walks to the vibrant Brewery District, Rogers Place, Jasper Ave & all amenities. With COMMERCIAL DC2 ZONING, this gem is fully renovated, currently wired as an office, but it can be your next luxurious home, or easily converted into a retail space (great for investors), or blend of both! Exterior is beautifully fenced, greeting you with huge deck that lead to a double-door entrance & open concept 9 ft ceiling conference room/living room & office/computer room. Discover gorgeous vinyl plank floorings throughout, spacious kitchen w modern kitchen cabinetry enhancing the ambiance & SS appliances. Upper level comes with 2 offices/bedrooms & bonus room. 3 pc bathroom & laundry rm. DOUBLE ATTACHED TANDEM GARAGE w lots of street parking for guests. With its adaptable layout & PRIME location, don't miss your chance!

Listing Presented By:



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