



# Edmonton Alberta

\$999,499

Unlock Limitless Potential with This Exceptional Property! Discover a unique opportunity with this remarkable property, featuring not one, but TWO lots, each spanning a generous 3396 sq mtrs. Key Features: Dual Lots: Each lot offers 3396 sq meters, providing the flexibility to build two custom homes or utilize the space for other ventures. Expansive Shop: The massive 4000 sq ft, heated, 200 amp w/ 3 overhead doors. Shop is perfect for a home-based business or could be transformed into your dream workspace. This versatile area is designed to accommodate a wide range of uses. High-Quality Construction: The main house boasts commercial-grade construction with insulated concrete block & 12 walls, ensuring durability & energy efficiency. Flexible Living Space: Currently set up as a 1-bedroom home, it can easily be converted into a 2-bedroom layout, catering to your specific needs. Whether you envision a thriving business or your ideal custom homes, this is a canvas ready for your creativity. (id:6769)

Living room 11'10" x 12'1"

Kitchen 13'2" x 16'9"

Family room 21'5" x 18'3"

Primary Bedroom 17'4" x 13'9"

Bedroom 2 10' x 15'5"

Utility room 11'8" x 9'5"

Storage 6'5" x 11'8"

Storage 10'6" x 10'7"

Other 41'7" x 32'7"

Mud room 6'4" x 15'3"

Other 7'2" x 6'9"

Listing Presented By:



Originally Listed by:  
Local Real Estate

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca