



0 3 6 ft

PREPARED: 2026/06/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$600,000

Live the Good Life in this incredibly unique mixed-use property in the heart of Queen Mary Park. Located steps from the Royal Alexandra Hospital, Kingsway Mall, public transit, and downtown amenities, this property offers exceptional flexibility and future potential. Zoned for small business and multi-residential use, it is ideal for an owner-operator, investor, or redevelopment opportunity. Previously configured as three separate suites and later used as a professional office, the layout features multiple entrances, flexible office or living spaces, and exceptional functionality. The raised two-storey design allows the lower level to enjoy large above-grade windows and abundant natural light. Recent improvements include shingles, a high-efficiency furnace, air conditioning, and select windows. The property also offers a garage, mature trees, ample rear parking, and 3 electrical meters. This property delivers exceptional value in a prime central location. Visit REALTOR(R) website for more info! (id:6769)

Listing Presented By:



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