



## Edmonton Alberta

\$1,499,900

This is the one you've been waiting for! Once in a lifetime opportunity to own a 12 acre property with TWO HOUSES, minutes from all amenities in both the city of Edmonton and the town of Beaumont. The possibilities are endless! As you enter, you will be greeted with a luxurious private gate. The main house has been tastefully renovated inside and out over the years offering a spacious, 1600 sq.ft open concept floor plan with gleaming hardwood floors, quartz countertops and stainless steel appliances. The upper level can easily be converted back to a 2 bedroom floor. The basement features a SEPARATE ENTRANCE, 2 bedrooms and a large Hawaiian themed rec space. OVERSIZE DOUBLE CAR GARAGE, HEATED SINGLE CAR GARAGE, QUONSET APPROX 85'x36'. Long term tenants in the second house. Very low vacancy over the years. Don't miss out on this exceptional opportunity to own a piece of paradise with the convenience of urban amenities just moments away. (id:6769)

Bedroom 2 4.01 m X 3.31 m

Bedroom 3 3.56 m X 2.85 m

Recreation room 11.4 m X 3.86 m

Second Kitchen 3.27 m X 2.31 m

Storage 2.18 m X 1.82 m

Living room 7.09 m X 3.98 m

Dining room 3.41 m X 3.35 m

Kitchen 4.01 m X 2.79 m

Family room 4.76 m X 3.56 m

Primary Bedroom 4.76 m X 4.04 m

Breakfast 4.68 m X 2.58 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.