# \$595,000 - 12742 Fort Road, Edmonton

MLS® #E4412747

### \$595,000

4 Bedroom, 2.50 Bathroom, 2,454 sqft Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to an exceptional turnkey building offering unparalleled opportunities for business and living. Previously a launching pad for successful ventures, including one now expanding nationally, this property boasts CB2 rezoning for redevelopment potential. Lease out this fully equipped space, providing both business and residential accommodation, setting it apart from the rest. Low taxes and utilities add value, while its versatile layout suits events, meetings, art galleries, and pop-up shops. This is rare opportunity in a high traffic area in the middle of multi-million revitalization making it a prime investment opportunity.



#### **Essential Information**

MLS® # E4412747 Price \$595,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,454

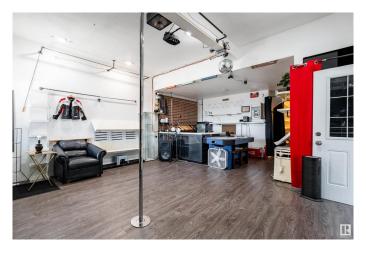
Acres 0.00

Year Built 1920

Type Single Family







Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 12742 Fort Road

Area Edmonton
Subdivision Belvedere
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 1A6

## **Amenities**

Amenities Off Street Parking, On Street Parking, Dance Floor, Storage-In-Suite

Parking Single Garage Detached

## Interior

Appliances Dishwasher-Portable, Dryer, Freezer, Hood Fan, Washer,

Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed November 5th, 2024

Days on Market 173

Zoning Zone 02

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