

# \$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.

Built in 1920

### 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 | 176                |
| Zoning         | Zone 02            |

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