\$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

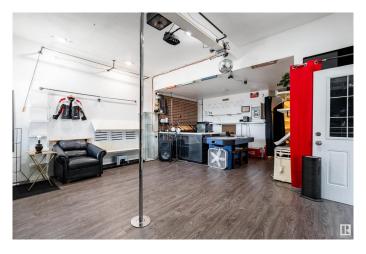
Acres 0.00

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 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 156

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on April 10th, 2025 at 12:32am MDT