

Courtesy Of Errol J Scott Of Exp Realty

## \$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 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	166
Zoning	Zone 02

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Listing information last updated on April 20th, 2025 at 2:17pm MDT