

# \$329,900 - 6304 129 Avenue Nw, Edmonton

MLS® #E4241939

## \$329,900

3 Bedroom, 2.00 Bathroom, 1,441 sqft  
Single Family on 0.00 Acres

Belvedere, Edmonton, AB

### BUSINESS OPPORTUNITY RF3 ZONING

This large bungalow has been used as a medical clinic (basement) and either rental or related medical services tenants (main floor). Zoned RF3. It has a separate entrance to basement, two furnaces. Detached double garage on a corner lot with good visibility from Ft Road. Main floor features large kitchen with dining, huge living room and three bedrooms, one bathroom. There is also a utility room. Basement is developed for doctor's office with waiting room, offices and examining rooms. Also includes a pce bathroom which was (and could be again, three pce bath).

Built in 1957

### Essential Information

MLS® #	E4241939
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Residential Detached Single Family



Style	Bungalow
Status	ACTIVE
Zone	Zone 02

### **Community Information**

Address	6304 129 Avenue Nw
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T5A 0G1

### **Amenities**

Features	No Smoking Home, See Remarks
Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior	Carpet, Hardwood, Linoleum
Interior Features	Refrigerator, Stove-Electric
Heating	Forced Air-2
# of Stories	2
Has Basement	Yes
Basement	Full, Fully Finished

### **Exterior**

Exterior	Stucco, Wood
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Shopping Nearby, Corner, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed	May 4th, 2021
Zoning	RF3

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