

## \$749,000 - 6267 Andrews Loop, Edmonton

MLS® #E4414415

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

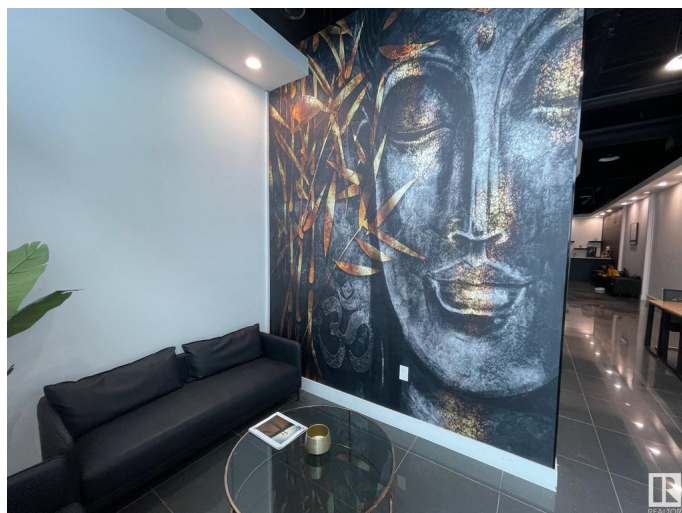
Ambleside, Edmonton, AB

This is a fantastic opportunity to own a well-positioned office space in the heart of Ambleside / Windermere Area. Perfect for businesses looking to establish themselves in a vibrant and accessible location, this modern office is designed for both functionality and comfort. The space features a flexible open floor plan, ideal for a variety of uses including corporate offices, coworking spaces, or as an investment property. Located just off Anthony Henday Drive. Modern finishes and high-quality materials throughout. Spacious Layout with Reception Area, Five Cabins, Board Room, Coffee Bar, Kitchen and Washroom. Lots of parking stalls. This office offers everything you need to establish your brand and build a thriving business in a sought-after location. Whether you're looking to purchase for your own company or as a long-term investment, this property is an opportunity not to be missed. The Monthly Condo Fee is \$1250

Built in 2016

### Essential Information

MLS® #	E4414415
Price	\$749,000
Bathrooms	0.00
Acres	0.00



Year Built	2016
Type	Office
Status	Active

### Community Information

Address	6267 Andrews Loop
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3G9

### Exterior

Exterior	Mixed
Construction	Mixed

### Additional Information

Date Listed	November 22nd, 2024
Days on Market	149
Zoning	Zone 56

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 20th, 2025 at 4:02am MDT