



# 12836 88 Street Edmonton AB

\$360,000

Discover additional wealth for your families future in Killarney, Edmonton with this charming bungalow.

Nestled in a mature neighborhood with picturesque tree-lined streets, this home is minutes from the vibrant downtown core. Featuring 1042 sqft of living space, this residence offers 3 bedrooms upstairs and a 2-bedroom legal basement suite, ideal for tenants or Airbnb. Many updates including newer windows and a furnace, enhancing comfort and efficiency. The property comes with two full sets of kitchen appliances and an oversized single detached garage, equipped with electrical and gas connections for a heated workspace.

Priced at \$360,000, with positive cash flow and Return On Investment of almost 20%, this home is a fantastic opportunity for both families and investors. With low rental market vacancy rates, long-term tenants wishing to stay, and potential for significant ROI, this property presents a rare chance to live cost-effectively or profit from Edmonton's burgeoning housing market.

Listing Presented By:



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