



Edmonton Alberta

\$385,000

Investor opportunity in Killarney! This 1064 sq. ft. raised bungalow with a permitted legal basement suite offers strong income potential and long-term upside. The main floor features 3 bedrooms, LVP flooring, a spacious living/dining area, and a functional kitchen with painted oak cabinetry, along with separate laundry. The fully finished lower suite includes 2 bedrooms + den, a full kitchen, comfortable living space, private laundry, and excellent storage--making it well suited for dual occupancy. Situated on a 635 sq. m. lot, the property also includes a double detached garage and fully fenced yard. The home offers a solid layout and income-generating potential, with an opportunity for improvements to enhance value over time. Located in the established community of Killarney, close to schools, parks, shopping, transit, and with quick access to the Yellowhead and Anthony Henday. (id:6769)

Bedroom 4 3.9 m X 3.3 m

Bedroom 5 3.3 m X 3.2 m

Second Kitchen 3.4 m X 2.9 m

Living room 4.4 m X 4.1 m

Dining room 3.4 m X 2.6 m

Kitchen 3 m X 2.9 m

Primary Bedroom 3.4 m X 3.1 m

Bedroom 2 3.4 m X 2.5 m

Bedroom 3 3.2 m X 3 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://www.ericclark.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.