



## Edmonton Alberta

\$360,000

Exceptional corner redevelopment opportunity in Killarney offering both immediate utility and strong future rental upside. This 15.25m x 36.67m lot (approx. 50 ft x 120 ft) is ideally positioned for multi-unit infill in a neighborhood supported by transit, schools, and amenities, key drivers of long-term tenant demand. Located directly across from a school, playground, and splash park, this site naturally appeals to families, while nearby public transportation and shopping enhance accessibility for a wide tenant base. The corner configuration allows for improved unit design, separate entrances, and enhanced street appeal, critical factors in maximizing rental income and tenant retention. The existing home features valuable updates, including a newer roof, furnace, updated electrical and plumbing, and exterior sewer, providing solid holding value while development plans are finalized. With Edmonton's continued push toward higher-density, affordable housing, this property presents a strategic opportunity. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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