



Edmonton Alberta

\$429,900

INVESTOR ALERT - ***LEGAL SUITE*** WITH PRIME CORNER REDEVELOPMENT OPPORTUNITY! Situated in desirable Killarney, this rare corner lot offers outstanding potential for an 8-plex build--an ideal opportunity for investors looking to maximize land value while generating immediate income. This fully upgraded 1,070 sq.ft. bungalow features a LEGAL 2-bedroom basement suite with separate entry and 2 high-efficiency furnaces, providing excellent rental revenue during planning and permitting. The main floor offers oak hardwood, spacious living/dining area, bright U-shaped kitchen, 3 generous bedrooms, and a renovated 4pc bath. The newer legal suite is well-designed with modern finishes and great functionality. Set next to greenspace with two yard areas, patio, mature trees, and single detached garage. Close to schools, shopping, and transit. Hold, rent, and redevelop--an exceptional investment in a growing area! (id:6769)

Bedroom 4 3.26 m X 3.58 m

Bedroom 5 3.84 m X 3.68 m

Second Kitchen 3.22 m X 3.51 m

Laundry room 3.94 m X 3.8 m

Living room 4.88 m X 3.79 m

Dining room 3.33 m X 2.64 m

Kitchen 3.5 m X 4.11 m

Primary Bedroom 3.17 m X 4.01 m

Bedroom 2 3.07 m X 3.42 m

Bedroom 3 3.37 m X 2.67 m

Listing Presented By:



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KIC Realty

<http://www.estephangroup.com/>



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