



## Edmonton Alberta

\$370,000

JUDICIAL SALE-Property sold as-is, where-is. Excellent Opportunity in Killarney! Situated on a large 120' x 53' lot, exceptional value for INVESTORS, BUILDERS, and RENOVATORS. Located DIRECTLY FACING THE COMMUNITY PARK AND THE SCHOOL, this south-facing home provides a prime setting in an established neighbourhood. The home features 3+1 bedrooms, 2 bathrooms, a finished basement, and a convenient SEPERATE entrance to the basement- offering strong potential for developing a future legal suite (subject to municipal approvals). The spacious yard is fully fenced, ideal for families, pets, or future redevelopment. A double car garage adds extra convenience and value. This location is hard to beat-just steps from major transit routes, close to shopping, and only minutes to Yellowhead Trail, Northgate Mall, and numerous community amenities. A perfect project for those looking to add value, build equity, or explore redevelopment options. (id:6769)

**Family room** Measurements not available

**Bedroom 4** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** 3.2 m X 3.8 m

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

Listing Presented By:



Originally Listed by:  
Liv Real Estate

**RE/MAX**  **River City**

**RE/MAX River City**

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