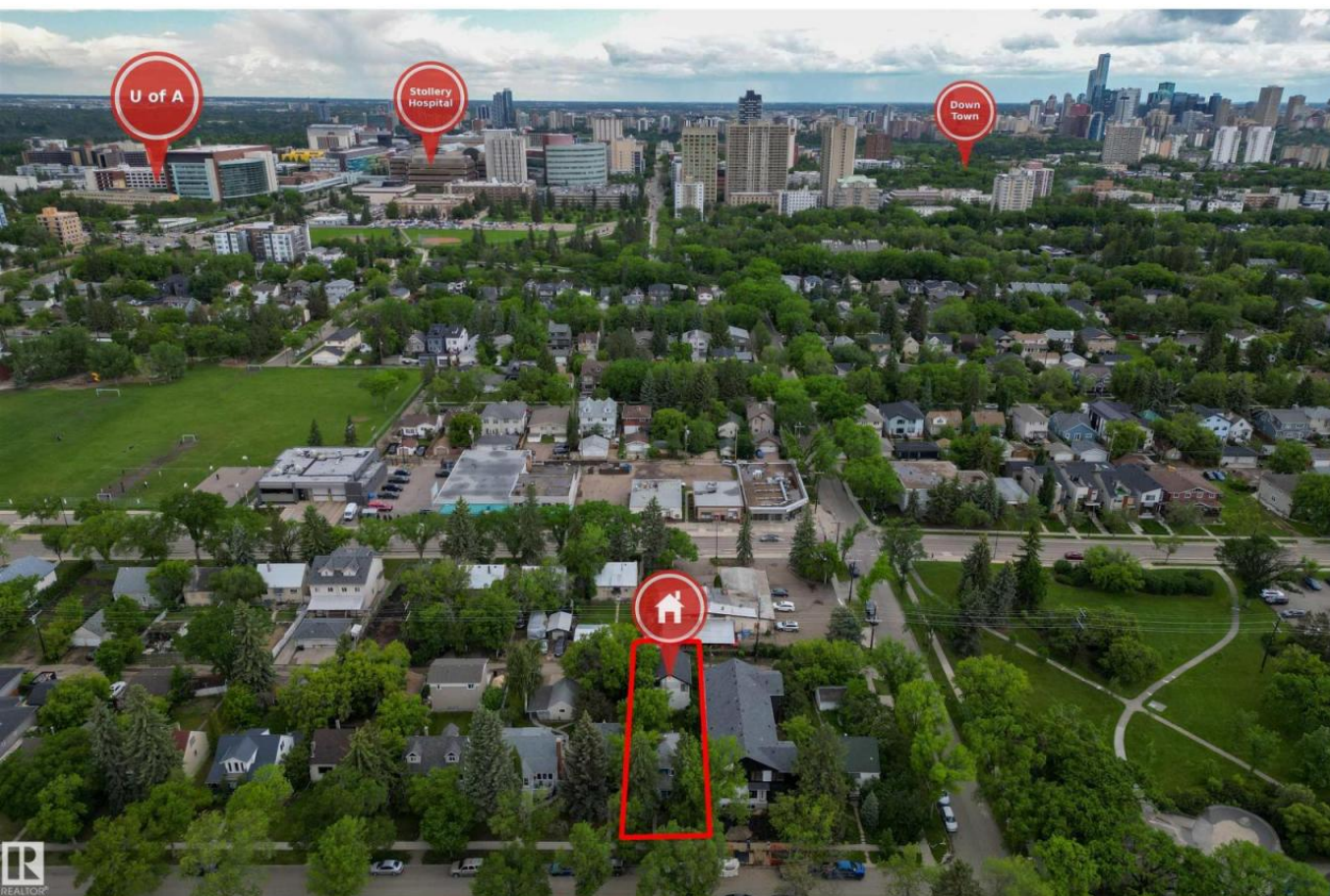




# Edmonton Alberta

\$540,000

INVESTMENT OPPORTUNITY in one of Edmonton's most sought-after MATURE NEIGHBOURHOODS! Situated on a LARGE LOT in desirable MCKERNAN, this property offers exceptional value with a MODERN, SELF-CONTAINED GARAGE SUITE already in place. The suite features 1 BEDROOM + DEN, 2 BATHROOMS, IN-SUITE LAUNDRY, and a bright, functional layout ideal for rental income, guest accommodations, or multi-generational living. The newer garage suite provides immediate living or rental potential, while the existing home is sold AS IS, WHERE IS. Whether you're an investor, builder, or future homeowner, the property offers outstanding value. Located just minutes from the UNIVERSITY OF ALBERTA, LRT, Whyte Avenue, river valley trails, and major employment hubs, the rental appeal is undeniable. Whether you're looking to generate income immediately, hold for future redevelopment, or secure a premium lot in a high-demand area, this property offers FLEXIBILITY, CASH FLOW POTENTIAL, and LONG-TERM UPSIDE in an exceptional location. (id:6769)

Den 2.5 m X 2.93 m

Second Kitchen 3.54 m X 4.06 m

Breakfast 3.74 m X 3.11 m

Living room 4.44 m X 2.91 m

Kitchen 3.73 m X 3.04 m

Primary Bedroom 3.55 m X 2.97 m

Bedroom 2 3.33 m X 3.63 m

Bedroom 3 3.08 m X 3.31 m

Bedroom 4 2.75 m X 2.57 m

Listing Presented By:



Originally Listed by:  
Exp Realty

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