

Depth/Size (ft):	93	Bedrooms:	5	Approx. Year Built:	1965
Frontage (ft):	33.00	Bathrooms:	2	Age:	59
Lot Area: (sq.ft.)	3,069.00	Full Baths:	2	Zoning:	R1-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,921.84
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	004-077-601

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other,Stucco,Wood	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

Legal: LOT 26, EXCEPT THE NORTH 10 FEET, NOW LANE BLOCK 2 SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF DISTRICT LOT 338 PLAN 3221

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): Oakwyn Realty Northwest

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Foyer	4'5 x 4'5	Below	Bedroom	8'10 x 10'0
Above	Living Room	13'0 x 18'6	Below	Recreation Room	11'8 x 14'7
Above	Dining Room	9'6 x 6'11	Below	Kitchen	9'2 x 8'9
Above	Primary Bedroom	12'3 x 10'4	Below	Dining Room	7'6 x 7'9
Above	Bedroom	8'10 x 10'8	Below	Living Room	12'8 x 14'0
Above	Bedroom	8'3 x 12'2	Below	Bedroom	11'7 x 9'10
Above	Kitchen	9'10 x 14'7	Below	Storage	6'2 x 11'8

Finished Floor (Main):	0 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,086 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	1,092 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:				
Finished Floor (Total):	2,178 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,178 sqft	Beds In Bsmnt:	0 / 5			
		# Of Pets:				

Fantastic opportunity in the heart of Killarney for builders and investors! This South-facing corner lot offers endless possibilities to build a new home, a duplex, or renovate to maximize its potential. Boasting a great rental income, this centrally located property is a lucrative investment opportunity not to be missed. Don't hesitate to capitalize on the potential of this prime real estate in a desirable neighborhood.