



# Estevan Saskatchewan

\$289,000

Turnkey Income Property - Prime Up/Down Duplex Opportunity. This exceptionally well-maintained raised bungalow duplex offers a rare opportunity to secure a strong investment in today's low-vacancy market. With 1,008 sq ft per unit, both the upper and lower suites feature two spacious bedrooms, bright and comfortable open-concept living areas, and the convenience of in-suite laundry -- an attractive feature for quality tenants. Significant updates in recent years, including PVC windows, shingles, and updated carpeting, provide peace of mind and reduce near-term capital expenses. The property sits on a generous, fully fenced yard, ideal for tenants with families. The upper suite enjoys a patio door off the dining area leading to a deck, adding desirable outdoor living space. Well cared for, solidly built, and positioned to achieve premium rental rates, this duplex is a smart addition to any investment portfolio, or an ideal opportunity for an owner-occupant looking to offset their mortgage with rental income. Opportunities like this don't last. Contact today for full details. (id:6769)

Living room 13 ft,6 in X 13 ft

Kitchen/Dining room 13 ft,6 in X 13 ft,1 in

Laundry room 5 ft,1 in X 9 ft,10 in

Bedroom 13 ft X 12 ft

Bedroom 11 ft,11 in X 13 ft,2 in

4pc Bathroom 9 ft,11 in X 4 ft,10 in

Kitchen/Dining room 9 ft,10 in X 11 ft,11 in

Living room 16 ft,6 in X 12 ft

Bedroom 11 ft,1 in X 13 ft,6 in

Bedroom 13 ft,6 in X 13 ft,3 in

4pc Bathroom 9 ft,10 in X 4 ft,11 in

Laundry room 9 ft,10 in X 5 ft,1 in

Listing Presented By:



Originally Listed by:  
NextAcre Real Estate



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