



## 3 CATALINA Court Fort Saskatchewan AB

\$347,000

**EXCEPTIONAL INVESTMENT OPPORTUNITY IN A PRIME LOCATION:** This half duplex offers immediate rental income with a reliable, long-term tenant in place. Plus, you can benefit from possibly assuming a portion of the mortgage at a low 2.19% interest rate for over 2 more years. The property is well-maintained, featuring recent upgrades such as a 2017 hot water tank and dishwasher, and stove, washer and dryer in 2022. Inside, an open concept layout on the main floor includes a nicely sized kitchen and dining area and a livingroom with gas fireplace as well as a convenient 2-piece bathroom. Upstairs are three spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. This home has an attached garage and proximity to walking trails, Southpointe K-9 School and all amenities, this property is an amazing investment opportunity!

Listing Presented By:



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