



## 3409 Erickson Drive Camrose AB

\$349,900

INVESTORS TAKE NOTE! This LEGALLY SUITED, 5 bedroom home is a MONEY MAKER & would make the perfect addition to your rental portfolio, or the ideal place to start with a mortgage helper. Situated on a quiet street, in a family-friendly subdivision, this home is packed with upgrades. Offering 1040 SQFT, this home comes with a upgraded METAL ROOF, on both the house & the double garage. The fenced backyard comes w/ a large deck & is the perfect place to wind down after a long day. The main level comes w/ 3 bedrooms, a beautiful renovated kitchen, a functional layout & upstairs laundry. The basement features a FULL SUITE w/ 2 bedrooms, a full kitchen, laundry & 3-pc bathroom. Other upgrades include NEWER WINDOWS! If you're looking for the perfect investment property or starter home, you cannot go wrong here. Camrose is a bustling community with plenty of opportunities for everyone. Don't miss out on this RARE CHANCE to own a SUITED HOME in a GREAT area!

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

[jpteeling@hotmail.com](mailto:jpteeling@hotmail.com)  
<http://www.joelteeling.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)