



## 4913 Geinger Avenue Unit 5 Mayerthorpe AB

\$195,000

This charming half-duplex home provides a great opportunity to either expand your investment portfolio or enjoy affordable living with the benefit of rental income. You could choose to live comfortably in the spacious upstairs suite while offsetting your mortgage with rental income from the basement suite. Don't miss out on this flexible and financially savvy property option! Both units are currently rented out and are generating a fantastic income. On the main level, there is a 3-bedroom upper suite, and the lower suite offers 2 bedrooms. Both suites have designated laundry. Many renovations have already been completed on the upstairs suite including dual pane windows, paint, kitchen cabinets, kitchen sink, vinyl plank flooring, toilet, and exterior doors. The lower unit has replaced windows, kitchen cabinets, vinyl plank flooring, and newer laundry. New Asphalt Roof and Eavestroughs Sept 2023. Landscaping renovations, Sept 2022. All Units have a dedicated Gas Meter and Electrification Meter.

Listing Presented By:



Originally Listed by:

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