



## 2189 A+B Amelia Ave Sidney BC

\$1,060,000

Explore the versatility and comfort of this charming rancher style home w/ side by side units, offering a great alternative to traditional housing options. Registered w/Town of Sid. Built w/contracts & permits. Units feature 2 bds, 1 bath, & separate laundry. Use as income holding prop, primary residence w/mortgage helper, multigen family living, or a co-purchase w/friends. Recent reno in 2021, prop updated w/new roof, R-50 insulation & 200-amp electrical. Addition of new vinyl windows, siding, doors, & landscaping ensures a warm, fresh & inviting exterior. Unit B newly constructed in 2021 & equipped with dishwasher & electric fireplace! Both sides occupied by reliable tenants who are keen to stay on. Spacious rear yards offer fully fenced E/W/S exposure. Close to schools, Panorama Rec, beautiful beaches, local shops & dining. Enjoy convenience of a less than 10min drive to YYJ & BC Ferries. Don't miss out on this fantastic prop!

Listing Presented By:



Originally Listed by:  
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