



## Sherwood Park Alberta

\$489,000

INVESTMENT OPPORTUNITY! Gem of a rental with LEGAL Basement Suite and Double Detached garage in the heart of Sherwood Park. Long term tenants (both 4+ years and counting) to be assumed by buyer with leases expiring in May and June of 2026. Upstairs pays \$1635/mth, downstairs pays \$1225/mth plus another \$200 for exclusive use of the garage. All major construction items are in proper working order without any deferred maintenance. This property is plug and play. Professional Property Manager also willing to stay in place for ease and continuity. Upstairs is a unique layout with 2 huge bedrooms and an open concept living space. Two of the bedrooms have been combined (wall removed) to make a larger one. Common space towards the back door and down to the laundry and utility room. Basement suite is 1 bedroom, roughly 500 square feet, with electric heat and HRV ventilation. This is an easy and efficient investment for both new or seasoned investors, Act Now! (id:6769)

Bedroom 3 12.5 m X 11.7 m

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 11.8 m X 11.4 m

Bedroom 2 19.6 m X 8 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.tylersuchan.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net