



Morinville Alberta

\$418,000

Excellent investment opportunity in Notre Dame, Morinville! This fully renovated 5-level half duplex offers over 2300 sqft of developed living space and features TWO completely SEPARATE living spaces, each with its own SEPARATE Kitchen and Laundry. The upper level includes 3 bedrooms and 2 baths, while the lower level provides 2 bedrooms and 1 bath--ideal for multi-generational living. Thoughtfully and carefully upgraded to building code with sound dampening, fire guard protection, separate heat -hvac damper- control system, connected fire alarms, electrical panel smart load sharing, dual backwater valves, sump pump, new roof, deck, concrete and more. Situated on a large landscaped and fenced lot with a covered deck and ample parking. Close to schools, shopping, rec center and restaurants. A rare, turnkey opportunity in a fantastic location! (id:6769)

Bedroom 4 3.31 m X 2.54 m

Bedroom 5 3.54 m X 3.44 m

Second Kitchen 2.94 m X 2.54 m

Laundry room Measurements not available

Utility room Measurements not available

Family room 3.68 m X 4.61 m

Bedroom 3 4.07 m X 2.71 m

Laundry room Measurements not available

Living room 5.34 m X 3.68 m

Dining room 3.18 m X 3.14 m

Kitchen 3.97 m X 2.6 m

Primary Bedroom 3.66 m X 3.84 m

Bedroom 2 4.06 m X 2.71 m

Listing Presented By:



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