



## 4820 & 4822 - 51 Street Barrhead AB

\$299,000

HERE'S A PRACTICAL-TURNKEY INVESTMENT PROPERTY. This well-kept side by side DUPLEX with 2-car detached garage has a lot to offer, with many upgrades and a large fenced yard. #4820 is rented for \$1080/mo and #4822 is \$1020/mo including water/sewer (tenants pay their own Power/Gas). Currently, the seller uses the 26x22 insulated & drywalled garage for storage so rent could be increased if tenant needs it (gas line is outside garage so it could be easily heated). Each side is 1297 sqft with 3 bedrooms & 4-pc main bath upstairs and kitchen, living room, 2-pc bath, laundry-furnace room and storage room on the main level. UPGRADES include furnaces (2014), h/w tanks (2019&2022), 4822 kitchen cabinets (2014), 4820 kitchen countertops, flooring (2013-2024), upstairs bathrooms and appliances as necessary (some are just a few months old). There are 2 nice 14x8 COVERED patios to enjoy. The foundation is perimeter grade beam on concrete pilings with cement floor. Each unit has 100-amp power panel.

Listing Presented By:



Originally Listed by:  
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