



## 81 DURRAND Bend Fort Saskatchewan AB

\$429,500

15 - day possession is negotiable ONLY WITH the assumption of current tenant and existing lease. Fully Furnished home with current renter paying rent of \$3,000 per month including all utilities. All furniture and housewares seen in photos are included making this an attractive investment property. Fully developed Bi-Level home with Double detached garage located close to Ken Hodgins Park and South Pointe School. The property features TWO Bedrooms up and TWO bedrooms down, three bathrooms , double detached garage. This modern open floor plan features mocha-stained hardwood floors accented by a white colonial trim package in the living room and kitchen areas. Ceramic tile flooring in all three bathrooms . The developed basement features a comfortable family room with wet bar and laminate flooring. Fully fenced and landscaped yard.

Listing Presented By:



Originally Listed by:  
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