



## Sherwood Park Alberta

\$347,999

Exciting INVESTMENT OPPORTUNITY in Strathcona Mews with tenants already in place. This BRIGHT 2 bedroom, 2.5 bath half-duplex offers a sought-after layout with each bedroom featuring a private ensuite and walk-in closet. The open main floor flows from kitchen to dining to living room, making it easy to enjoy. Tenants appreciate the FULLY FENCED yard with deck for outdoor living, plus the convenience of an ATTACHED GARAGE and extra driveway parking. Located in Sherwood Park's Strathcona Village, close to schools, parks, shopping, and transit, this property blend STRONG RENTAL APPEAL with long-term stability. (id:6769)

Recreation room 5.59 m X 5.63 m

Storage 2.47 m X 4.43 m

Utility room 1.25 m X 2.48 m

Living room 3.32 m X 3.98 m

Dining room 2.47 m X 2.93 m

Kitchen 3.04 m X 2.78 m

Primary Bedroom 4.19 m X 4.13 m

Bedroom 2 3.86 m X 3.87 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://wealthkeyrealty.com/>

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