



## 5109 47 Street Barrhead AB

\$226,000

Excellent opportunity to purchase a revenue producing investment property. Side by side ground level duplex with 4 bedrooms and 1 bath in each unit. Gas, power and water metered separately. Tenants pay \$1075 and \$1025 per month plus utilities. Both tenants would like to stay. Both hot water tanks and 1 furnace replaced within the last 5 years. Roof was re shingled 8 years ago. All appliances included, individual laundry facilities for each unit. Centre wall between units insulated to provide extra noise reduction. Great quiet location, close to shopping and hospital. Separate utility room for hot water tanks and furnaces. Affordable rental property in a great community.

Listing Presented By:



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