



Morinville Alberta

\$215,000

Investor Alert! This 3-bedroom bi-level is an excellent income-producing property with long-term tenants already in place. Currently rented on a fixed-term lease until June 30, 2026, this home offers consistent cash flow from day one. While the property does require updating and is being sold in "as-is" condition, it presents a solid opportunity for those looking to add value over time. The functional bi-level layout includes a bright living area, three bedrooms, and a lower level with additional space for future development or renovations. Located in a convenient neighborhood close to schools, parks, and amenities, this property combines reliable tenancy with strong long-term potential. A great fit for investors seeking steady returns and the opportunity to improve value down the road. (id:6769)

Primary Bedroom 3.51 m X 2.91 m

Bedroom 2 2.83 m X 2.52 m

Bedroom 3 2.51 m X 3.52 m

Living room 3.74 m X 4.56 m

Dining room 4.12 m X 2.79 m

Kitchen 3.74 m X 2.35 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.glengood.com/>

RE/MAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.