



## Morinville Alberta

\$359,900

INVESTMENT OPPORTUNITY - TENANTS IN PLACE! Located in desirable Sunshine Lake Estates, this well-maintained 4-level back split offers 3+1 bedrooms, 2 full baths, and a double detached garage, within walking distance to all three levels of school. The open-concept main floor features a bright living room, dining area, and a renovated kitchen with updated maple cabinets, countertops, backsplash, lighting, and a large center island. Upstairs includes a 4pc bath, two Jr. bedrooms, and the primary bedroom. The lower level offers a spacious family room with laminate flooring and large windows, ideal as a rec room or additional bedroom. The basement features another bedroom, 3pc bath, laundry, and storage. Outside you'll find a fully fenced yard and double detached garage. Tenants already in place, offering immediate rental income and excellent investment potential. (id:6769)

Bedroom 4 3.44 m X 2.95 m

Living room 3.21 m X 5.75 m

Dining room 3.06 m X 3.25 m

Kitchen 4.22 m X 2.51 m

Primary Bedroom 3.87 m X 3.12 m

Bedroom 2 2.53 m X 3.12 m

Bedroom 3 2.82 m X 2.52 m

Listing Presented By:



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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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