



122 Erindale Road Fort McMurray Alberta

\$259,900

Attention Investors! Lucrative Rental Opportunity Awaits! This property is a prime investment gem nestled in the bustling Thickwood community! The main level boasts 3 bedrooms, a 4PC bathroom with new tub and surround, a galley kitchen, a spacious family room, and laundry room. The basement suite is a standout feature, offering 2 bedrooms plus a den, a 3PC bathroom, a separate entrance, separate laundry, and a second kitchen that seamlessly flows into the family room. Flooded with natural light from numerous above-ground windows, the basement exudes warmth and comfort. Outside, a brand-new concrete driveway and a carport provide winter convenience, while the fenced backyard boasts two storage sheds. Both suites are currently occupied with tenants eager to stay. With a 2-stage furnace and hot water tank installed in 2019, along with shingles approximately 9 years young, this property promises both immediate returns and long-term value for savvy investors. (id:6769)

3pc Bathroom Measurements not available

Den 9.50 Ft x 13.17 Ft

Bedroom 9.25 Ft x 13.08 Ft

Bedroom 9.25 Ft x 12.08 Ft

Kitchen 9.75 Ft x 8.75 Ft

Recreational, Games room 19.17 Ft x 16.58 Ft

Primary Bedroom 9.92 Ft x 12.83 Ft

Bedroom 9.17 Ft x 12.75 Ft

Bedroom 9.08 Ft x 9.08 Ft

Kitchen 9.08 Ft x 8.00 Ft

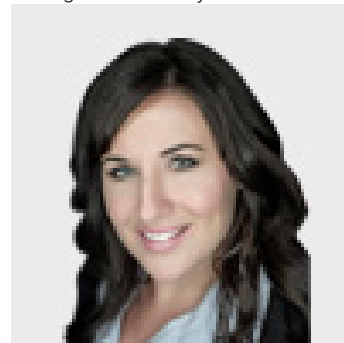
4pc Bathroom Measurements not available

Dining room 10.33 Ft x 11.42 Ft

Living room 19.58 Ft x 12.08 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

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