



122 Erindale Road Fort McMurray Alberta

\$244,900

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 2.90 M x 4.01 M

Bedroom 2.82 M x 3.99 M

Bedroom 2.82 M x 3.68 M

Kitchen 2.97 M x 2.67 M

Recreational, Games room 5.84 M x 5.05 M

Primary Bedroom 3.02 M x 3.91 M

Bedroom 2.80 M x 3.89 M

Bedroom 2.77 M x 2.77 M

Kitchen 2.77 M x 2.44 M

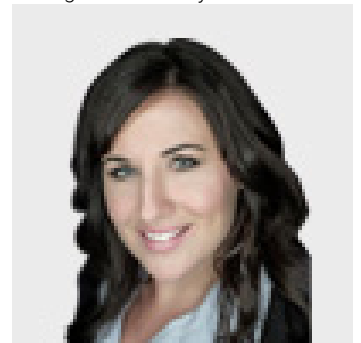
4pc Bathroom Measurements not available

Dining room 3.15 M x 3.48 M

Living room 5.97 M x 3.68 M

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

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