



## Fort Saskatchewan Alberta

\$469,900

\*\*\* FABULOUS Opportunity In The Fort! \*\*\* A Duplex with BOTH sides on ONE title?? (Answer: Yes!) 9801 103 Street & 10302 98 Ave. One of two types of people will be interested in this property...Are you one of them, Dear Buyer? FIRST: Maybe you have extended family who need to live with you (Aging parents?Adult children?) This setup is ideal! Mom/Dad can enjoy one side comfortably while extended family lives in the other. Together, while still having privacy & independence. OR: You're an investor looking to capitalize on the strength of the rental market (Have you seen rents + vacancy rates lately?) Either way, this unique home w/2-Units (Side by Side, NOT Up+Down!) may be what you're looking for. MORE INFO: Each RENOVATED side offers a bright & open living room, kitchen PLUS primary bdrm w/FULL ensuite. Lower level has additional 4pc bath, laundry + TWO MORE Bdrms (home office?) SIX bdrms in total! Above-ground living space (both units combined): 1195 sqft. Only minutes from schools & downtown conveniences! (id:6769)

Bedroom 2 2.86m x 2.97m

Bedroom 3 3.57m x 3.23m

Bedroom 5 3.28m x 3.33m

Bedroom 6 3.39m x 3.33m

Laundry room Measurements not available

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Living room 3.64m x 3.28m

Kitchen 4.36m x 2.91m

Primary Bedroom 3.53m x 3.01m

Bedroom 4 3.84m x 3.10m

Second Kitchen 3.33m x 2.30m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty



Royal

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