



# Amelia Avenue Sidney British Columbia

\$1,085,000

Explore the versatility and comfort of this charming FULL one-level duplex, offering a great alternative to traditional housing options. This property has been registered with the Town of Sidney as a LEGAL duplex, built under contract and permits. Each unit features 2 beds, 1 bath, and separate laundry. Use as an income holding property, primary residence with mortgage helper, multigenerational family living, or to co-purchase with friends. Recently renovated in 2021, this property has been updated with a new roof, R-50 insulation, and upgraded 200-amp electrical. The addition of new vinyl windows, siding, doors, and landscaping ensures a warm, fresh and inviting exterior. Unit B was newly constructed in 2021 and is equipped with a dishwasher and electric fireplace! Both sides are currently occupied by reliable tenants who are keen to stay on. The spacious rear yards offer fully fenced eastern, western and southern exposure. Close to community oriented schools, Panorama Recreation, beautiful beaches off of Allbay Rd, Robert's Bay Bird Sanctuary local shops, and dining options, you just can't beat this location. Enjoy the convenience of a less than 10 minute drive to both YYJ and BC Ferries. Don't miss out on this fantastic property, offering practicality and value in today's housing market. (id:6769)

- Kitchen 12 ft X 14 ft
- Bedroom 11 ft X 9 ft
- Primary Bedroom 11 ft X 12 ft
- Patio 10 ft X 8 ft
- Living room 12 ft X 14 ft
- Dining room 10 ft X 8 ft
- Kitchen 10 ft X 8 ft

- Bathroom 3-Piece
- Primary Bedroom 9 ft X 12 ft
- Bedroom 12 ft X 12 ft
- Patio 10 ft X 8 ft
- Living room 10 ft X 12 ft
- Laundry room 7 ft X 8 ft
- Bathroom 3-Piece

Listing Presented By:



Originally Listed by:  
Royal LePage Coast Capital -  
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