



## Fort Saskatchewan Alberta

\$347,000

EXCEPTIONAL INVESTMENT OPPORTUNITY IN A PRIME LOCATION: This half duplex offers immediate rental income with a reliable, long-term tenant in place. Plus, you can benefit from possibly assuming a portion of the mortgage at a low 2.19% interest rate for over 2 more years. The property is well-maintained, featuring recent upgrades such as a 2017 hot water tank and dishwasher, and stove, washer and dryer in 2022. Inside, an open concept layout on the main floor includes a nicely sized kitchen and dining area and a livingroom with gas fireplace as well as a convenient 2-piece bathroom. Upstairs are three spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. This home has an attached garage and proximity to walking trails, Southpointe K-9 School and all amenities, this property is an amazing investment opportunity! (id:6769)

Living room 11'4" x 14'7"

Dining room 7'7" x 9'4"

Kitchen 12'5" x 13'

Primary Bedroom 11'4" x 16'1"

Bedroom 2 9'4" x 11'

Bedroom 3 9' x 10'9"

Listing Presented By:



Originally Listed by:  
Blackmore Real Estate

<http://www.jennfairhurst.com/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.