



GRASSROOTS
REALTY GROUP

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**306-310 Princess Street
Monarch, Alberta**

MLS # A2244305



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,461 sq.ft.	Age:	-
Beds:	7	Baths:	3
Garage:	Additional Parking, Guest, Off Street, On Street, Unassigned		
Lot Size:	0.40 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Separate Entrance		

Inclusions: fridges (3), stoves (3), microwave (1), dishwasher (1), washers (2), dryers (2), window coverings, bedframes in unit 310, shelves and cabinet in unit 310, swingset, firepit, multiple sheds

If you're looking for a unique revenue-generating property, you've found it here! Once Monarch's train station, this property was moved onto a large lot within Monarch and converted into a triplex. One unit has 2 storeys with 3 bedrooms / 1 bathroom, the other two are one level with 2 bedrooms / 1 bathroom each. If you're looking for your next home, this is an ideal place to house-hack: live in one unit and continue to rent out the other two! If you're an investor, you can rent out all 3 units for a good profit each month, or if you're handy you could choose to convert this into one large family home!