



**3402 49 Avenue
Red Deer, Alberta**

MLS # A2295492



\$800,000

Division:	South Hill		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	2,013 sq.ft.	Age:	2014 (12 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Lot, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Fridge (3), Stove (3), Dishwasher (3), Hood Fan (3), Washer & Dryer (3), all window coverings

Opportunity Knocks! If you are looking for a chance to purchase a revenue property or add to your existing portfolio… here it is! Custom built in 2014, this triplex is conveniently located on the South Hill, close to RDP. Each unit has an open floorplan with current finishes. High efficient furnace & hot water tanks in every unit. In suite laundry. Every unit is currently fully rented. Two – two bedroom units and one – three bedroom unit. Patio with railings on every unit. Off street parking for every unit. This well kept multi-family property is the perfect easy-to-manage revenue property! ***Pictures are from a time when the property was vacant. Finishes in every suite are similar.***