



**105 1 A Street
Linden, Alberta**

MLS # A2299968



\$329,900

Division:	NONE		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	1,265 sq.ft.	Age:	1988 (38 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Welcome to this charming multi-unit property in the heart of the Village of Linden! This versatile building is perfect for investors or homeowners looking for additional rental income, offering a total of three well-maintained units with excellent amenities. The building was built in 1988 and moved onto a new basement in 2017. The main/upper floor features two cozy, one-bedroom, one-bathroom units, each with a comfortable living room, functional kitchen, and a convenient in-unit laundry room. Tenants will love the added bonus of a back deck, perfect for morning coffee or evening relaxation, plus a shared backyard that is nicely divided each with their own cement pad—ideal for gatherings or outdoor activities. The spacious basement unit is a true gem, boasting a generously sized bedroom, living/office space, a large kitchen with ample storage, a 3-piece bathroom, and its own laundry room for ultimate convenience. With a location in the desirable Village of Linden, where rental property is sought after this building offers a great combination of comfortable living and rental potential. Don't miss out on this fantastic investment opportunity!