



**101 A & B 1 Avenue N
Linden, Alberta**

MLS # A2300955



\$349,000

| | | | |
|------------------|--------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Multi-Family/Full Duplex | | |
| Style: | Attached-Side by Side | | |
| Size: | 1,277 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

Investment opportunity in the heart of Linden! This fully rented duplex offers strong income potential and long-term stability, situated on a spacious 100 x 120 lot. Each unit features a bright and functional open-concept layout with 1 bedroom, 1 bathroom, a comfortable living and dining area, and a dedicated laundry room for added convenience. Tenants enjoy their own concrete parking pad at the front of each unit, while Unit A could also benefit from a single detached garage. At the rear of the property, you’ll find an additional income-generating garage (14x32) and storage space, perfect for maximizing revenue. With reliable tenants already in place, multiple income streams, and a layout designed for easy maintenance, this property is an ideal addition to any investment portfolio