



**\$224,900**

**MLS# 202610608**

**3 Bedrooms | 2 Bathrooms | 1,494 Sqft**

Looking for a money maker? Want to get into the Rental Market? Add to an existing portfolio? This owner is willing to help! 3000\$ towards Closing Costs! Check out this straight and solid super upgraded home that can be used as a duplex! Windows-2021! Insulated foundation-2025! Furnace 2020! Roof 2020! New city waterline(2026)! Electrical upgraded too! Move in ready! Almost 1500 sq ft! Main floor is super nice and spacious with 2 bedrooms! Refinished Hardwood floors throughout main floor! Upstairs is super cute 1 bedroom! Was rented for 10 years by the same tenant! Rent on the main floor 1650\$(plus utilities)Upstairs 1000\$(including utilities)! Or live in one suite and rent the other to live for next to nothing! Vacant now to put in your own tenants and set your own rents! Good mid block location close to Mcgregor! Limited back lane access due to the location so not a through road. Nothing to do in the house for years! Make sure to put this on your list! Features:



For full listing details,  
please scan:



**Lisa Derenchuk**

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