



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4330 4 Avenue S  
Fairview (Hamlet), Alberta

MLS # A2297996



**\$800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,792 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Asphalt, Carport, Drive Through, Driveway, Front Drive, Multiple Driveways, C		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), Manufactured Pool, 900 sq. ft. Deck, Mixed Hardwood Siding	<b>Zoning:</b>	Hamlet Residential
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	see remarks		

Rare opportunity to own a full duplex with a legal suite offering strong, immediate rental income and extensive recent renovations. The original dwelling, owned by the current seller since new in 1984, has been completely updated in 2024 including windows, doors, plumbing, electrical, flooring, kitchens, and bathrooms. The result is a clean, modern space that feels like new while maintaining a functional layout across multiple units. The property features three separate living areas, including a legal 2-bedroom basement suite with a private rear entrance, currently leased at \$1,300/month. The upper level of the original side offers a 3-bedroom, 1.5-bath layout, also under a one-year lease at \$1,800/month, providing reliable, turnkey income from day one. The additional bungalow-style unit, built in 2008, offers generous living space with 12-foot walls and a 15-foot vaulted ceiling, creating an open feel throughout the main living area. Large south-facing windows bring in natural light, and the kitchen and living space are well suited for everyday living and entertaining. This unit includes two bedrooms on the main floor, main floor laundry, a walk-through closet to the primary bedroom, and a fully developed lower level with an additional bedroom, full bathroom with soaker tub and heated floor, large family and recreation spaces, and ample storage. Recent mechanical updates include furnace and air conditioning (2023), hot water tanks (2022 and 2025), along with roofing and siding completed in 2008 during the addition. Appliances include multiple fridges, stoves, dishwashers, and washers and dryers. Situated on a corner lot in a quiet area next to a well-maintained park, the property offers off-street parking for up to 6 vehicles and convenient access to a nearby school bus stop. Covered rear deck and fenced yard add to the usability of the outdoor space. A

versatile property suited for investors or multi-generational living, with significant updates already completed and rental income in place.