



GRASSROOTS
REALTY GROUP

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24 Dogwood Drive
High Level, Alberta

MLS # A2317732



\$464,900

Division:	NONE		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Up/Down		
Size:	1,481 sq.ft.	Age:	2024 (2 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-4
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 2 Refrigerators, 2 Stoves, 2 Dishwashers, 2 Washers, 2 Dryers

Why pay a mortgage on your own when your tenants can help? or perhaps you have been looking for the ideal investment property. This fully renovated up/down duplex was completely redone from the new basement ,wiring,plumbing, garage ,siding,shingles,windows!!! down to the studs ,is located in a desirable newer area of town backing on to green space and walking trails, **SHOWING LIKE NEW !** Both up/down living spaces have been completely redone inside and out ! and features modern finishes, bright living spaces, and offers everything you could possibly want in a new home including the oversized heated garage . Perfect for first-time buyers, investors, or anyone looking to offset housing costs. Live comfortably in either the 3 bedroom unit upstairs or the 2 bedroom unit downstairs while generating income from the other, or rent both suites for maximum cash flow. With all the work already done, this is a true turnkey property offering low maintenance and excellent income potential. Don't miss this opportunity to own a like-new duplex that combines comfortable living with built-in income potential.