



5207 61 Avenue , Ponoka, Alberta - \$389,000



Main Photo

Property Description

This well-maintained side-by-side duplex features identical floor plans, offering excellent flexibility for investors or owner-occupiers. Each unit includes: A bright main floor with living room, kitchen, and dining area ~ Balcony access conveniently located off the dining area ~Three bedrooms and a full bath located in the basement ~

Washer and dryer conveniently placed in the kitchen. All windows have been replaced. The west unit has a number of key upgrades including paint, flooring, and a modernized kitchen. The east unit will be cleaned and painted prior to closing making it move-in or rent-ready. Whether you're looking to live in one side and rent out the other, or add a strong income property to your portfolio, this duplex offers plenty of potential.



With solid layouts and recent upgrades, it's a great opportunity for both new and established investors. Tenants are in the process of moving and interior photos will be available when the units are vacant.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX real estate central alberta



P: