

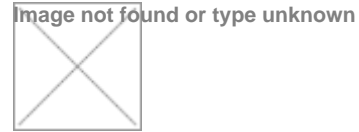


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Property Value	\$749,900
Type	Duplex
Basement	Full (Finished)
Parking	Surfaced
Year Built	1975 (2023)
Taxes	4245 (2023)
Bedrooms	6
Bathrooms	3 full

Description

Exceptional investment opportunity in Glen Cairn with a cap rate of 5% or higher! A recently updated sprawling bungalow boasts 6 bedrooms and 3 full bathrooms, divided into 2 legal separate dwelling units. The property offers a unique investment proposition with its versatile layout, making it ideal for rental income or extended family living. The modern upgrades enhance the property's appeal, ensuring a comfortable and attractive living space. The large fenced backyard adds to the property's allure, providing outdoor space for relaxation and entertainment. Located in the desirable Glen Cairn neighborhood, this investment promises not only a high-quality living experience but also the potential for significant returns. Don't miss out on this chance to secure a prime investment in a sought-after area.



