

# \$459,000 - 2 Greenham Drive, Red Deer

MLS® #A2213567

**\$459,000**

5 Bedroom, 2.00 Bathroom, 1,668 sqft

Residential on 0.12 Acres

Glendale Park Estates, Red Deer, Alberta

Welcome to this meticulously and beautifully maintained Legal Duplex featuring a fully separate lower level unit with private yard!, A prime investment opportunity with tenants already in place who would love to stay. This fully tenanted property is uniquely built allowing each unit to have 2 levels. As you enter the main level from the large out door south deck, you're greeted by a bright, open-concept living space that seamlessly flows into a spacious kitchen—perfect for entertaining or comfortable family living. The kitchen has upgraded stainless steel appliances, a large island with seating, elegant grey cabinetry, and a complimentary tiled backsplash. Conveniently tucked off the kitchen is a stacked washer/dryer for added functionality. Upstairs, you'll find three generously sized bedrooms and a modern 5-piece bathroom featuring his and hers sinks, a beautifully tiled tub/shower combo, and sleek tiled flooring. The entire upper level is recently finished with durable vinyl plank flooring, giving it a clean and contemporary look. Tenants are month to month and would like to stay ~Potential income \$3000/month~

Built in 1982

## Essential Information

MLS® # A2213567

Price \$459,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,668                  |
| Acres          | 0.12                   |
| Year Built     | 1982                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | 4 Level Split, Up/Down |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2 Greenham Drive      |
| Subdivision | Glendale Park Estates |
| City        | Red Deer              |
| County      | Red Deer              |
| Province    | Alberta               |
| Postal Code | T4P 2X4               |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 4                                        |
| Parking        | Off Street, Parking Pad, Gravel Driveway |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Laminate Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                   |
| Heating           | Boiler                                                                             |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Playground, Storage       |
| Lot Description   | Back Lane, Back Yard, Landscaped   |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 19               |
| Zoning         | R1               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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