

\$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. INSPECTION has been COMPLETED and issues have been addressed. ***RECENT UPGRADES***-NEW ROOF in 2023-NEW KITCHEN AND BATHROOM CABINETS 2020-NEW BOILER & HOT WATER TANK-NEW WINDOWS-NEW FRONT DECK-CRAWL SPACE REDONE 2022-NEW FLOORING- ALL APPLIANCES recently replaced.



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, Gravel Driveway, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Vinyl Windows, Kitchen Island, Laminate Counters, Separate Entrance |
| 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, Wood Frame, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 19th, 2025 |
| Days on Market | 117 |
| Zoning | R1 |

Listing Details

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

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