

# \$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	Gravel Driveway, Off Street, Parking Pad

### 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	24
Zoning	R1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.