

# \$350,000 - 105 1 A Street, Linden

MLS® #A2178440

**\$350,000**

0 Bedroom, 0.00 Bathroom, 1,265 sqft

Multi-Family on 0.00 Acres

NONE, Linden, Alberta

Welcome to this charming multi-unit property in the heart of the Village of Linden! This versatile building is perfect for investors or homeowners looking for additional rental income, offering a total of three well-maintained units with excellent amenities. The building was built in 1988 and moved onto a new basement in 2017.

The main/upper floor features two cozy, one-bedroom, one-bathroom units, each with a comfortable living room, functional kitchen, and a convenient in-unit laundry room. Tenants will love the added bonus of a back deck, perfect for morning coffee or evening relaxation, plus a shared backyard that is nicely divided each with their own cement padâ€”ideal for gatherings or outdoor activities.

The spacious basement unit is a true gem, boasting a generously sized bedroom, living/office space, a large kitchen with ample storage, a 3-piece bathroom, and its own laundry room for ultimate convenience. With a location in the desirable Village of Linden, where rental property is sought after this building offers a great combination of comfortable living and rental potential. Don't miss out on this fantastic investment opportunity!

Built in 1988

## Essential Information



MLS® #	A2178440
Price	\$350,000
Bathrooms	0.00
Square Footage	1,265
Acres	0.00
Year Built	1988
Type	Multi-Family
Sub-Type	Triplex
Status	Active

### Community Information

Address	105 1 A Street
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M1J0

### Amenities

Parking Spaces	4
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### Additional Information

Date Listed	November 9th, 2024
Days on Market	176
Zoning	R-2

### Listing Details

Listing Office	eXp Realty
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