

# \$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
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Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	111
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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