

\$349,900 - 46 A Brown Avenue, Grand Falls-Windsor

MLS® #1289563

\$349,900

4 Bedroom, 2.00 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

N/A, Grand Falls-Windsor, Newfoundland & Labrador

Discover the potential of 46-A Brown Avenue, a charming duplex located in the heart of GFW. This delightful property boasts two spacious units making it an ideal investment for discerning investors, first-time homebuyers, or retirees seeking a comfortable living space. Each unit within this duplex features two well-proportioned bedrooms and a modern bathroom, perfectly designed for one-level living with the added convenience of wheelchair accessibility. The thoughtful layout includes a dedicated laundry area and a generous open-plan living room, kitchen, and dining room, creating a seamless flow for both relaxation and entertaining. The property is fitted with 125 amp service per unit, ensuring ample power for all your needs. Parking is a breeze with two paved driveways providing space for two vehicles each, plus additional parking around the back for guests. Enjoy the outdoors with ease, thanks to the accessible decks equipped with ramps. Situated in a prime location, residents are mere moments from the mall, banks, restaurants, and grocery stores, ensuring all life's essentials are within easy reach. Additional features include a 4ft heated crawl space for ample storage, air exchangers for optimal air quality, and electric heating for cozy evenings. The property's interiors are finished with durable laminate and vinyl flooring, complemented by vinyl windows and siding for low-maintenance living. This duplex presents a unique opportunity to rent



one unit while living in the other, or to maximize returns by renting both units. With a history of 100% occupancy and a waiting list of potential tenants, this property is a sound investment waiting to be realized. Welcome to your next venture at 46B Brown Avenue “ where convenience meets opportunity. Call an agent today to arrange a viewing of this unique investment property. Pride of ownership shows throughout. (id:6289)

Built in 2010

Essential Information

Listing #	1289563
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,650
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	46 A Brown Avenue
Subdivision	N/A
City	Grand Falls-Windsor
Province	Newfoundland & Labrador
Postal Code	A2A2L3

Amenities

Amenities	Highway, Recreation, Shopping
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Interior

Appliances	Refrigerator, Stove, Washer, Dryer
Heating	Electric Baseboard heaters
Cooling	Air exchanger

Exterior

Exterior	Vinyl siding
Exterior Features	Partially landscaped
Lot Description	76.50x120 under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office Outport Realty Inc. - Grand Falls-Windsor



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