

# \$549,900 - 221 Kingsmount Boulevard, Sudbury

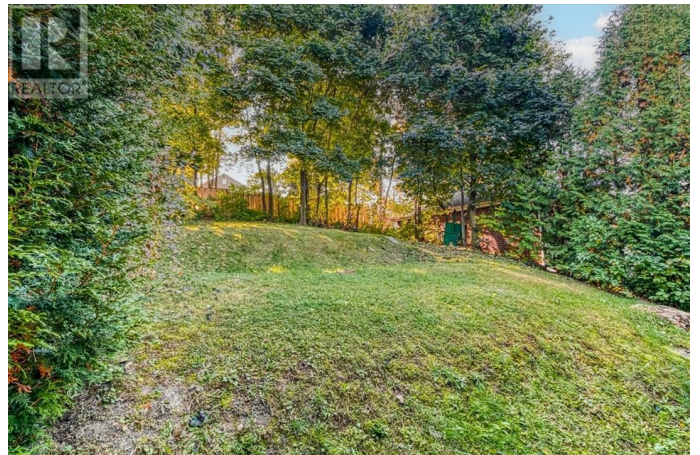
MLS® #2124986

**\$549,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

N/A, Sudbury, Ontario

Don't miss this incredible income property opportunity on desirable Kingsmount Boulevard! This well-maintained duplex features a spacious upper unit with three bedrooms (currently vacant), a bright and open living and dining area, and a full kitchen complete with all appliances. Step out onto the large balcony-style patio, perfect for entertaining or enjoying your morning coffee. The lower unit is currently rented and offers a comfortable one-bedroom layout with its own living room and eat-in kitchen, an ideal setup for rental income to help with the mortgage. Additional flexible space can be shared or separated between units, providing options for storage, office use or expansion. The property also includes a workshop, shared laundry area, attached garage, central air conditioning, and a durable steel roof installed in 2014. Whether you're looking to invest or live in one unit while renting the other, this property is move-in ready and full of potential. Book your private showing today, this opportunity won't last long. (id:6289)



## Essential Information

Listing #	2124986
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00

Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	221 Kingsmount Boulevard
Subdivision	N/A
City	Sudbury
Province	Ontario
Postal Code	P3E1L1

### Amenities

Amenities	Hospital, Park, Shopping, University
Parking	Garage
# of Garages	1

### Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	1

### Exterior

Exterior	Brick
Roof	Metal
Foundation	Concrete Perimeter, Poured Concrete

### Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)
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Listing information last updated on October 12th, 2025 at 7:31pm PDT