

\$235,000 - 314 10th Avenue Nw, Swift Current

MLS® #SK007507

\$235,000

5 Bedroom, 2.00 Bathroom, 1,185 sqft

Single Family on 0.13 Acres

North West, Swift Current, Saskatchewan

Welcome to this charming property located in a cozy northwest neighbourhood. This is an exceptional opportunity for a savvy buyer looking to live up and rent down, or for those seeking a valuable addition to their investment portfolio. Currently generating a total of \$1750 per month with tenants paying their own electrical bills. The upstairs suite, consisting of three bedrooms, is currently rented for \$1,100 per month. As you step inside, you'll be greeted by a spacious front living room and a modern kitchen situated at the front of the home. The three bedrooms are located across the rear of the home, along with a modern 4-piece washroom. A staircase in the middle of the home leads to the laundry room and utility space, adding convenience to everyday living. The basement suite is filled with natural light, thanks to its large windows. It features an open concept living space, two bedrooms, and a 4-piece washroom. With separate entrances, separate exterior living spaces, shared laundry, and dedicated parking, owning this property is a breeze. The exterior of the property has been thoughtfully maintained. A cozy front deck welcomes you home, while new windows and doors were installed upstairs (and some downstairs) in 2017. New shingles were added in 2023, and the eavestroughs and extensions were replaced in 2017, with modern breathable soffits added for enhanced functionality. The exterior was also painted in 2016, adding significant curb appeal to your investment. One of the advantages of



this property is its walkability. It is conveniently located near the downtown core, providing easy access to amenities and services. Additionally, a park is just blocks away, along with a daycare and a K-8 school, making it an ideal location for families. Don't miss out on this incredible opportunity. Contact today for more information or to book your personal viewing. Discover the potential of this property and embrace the benefits of both comfortable living and smart investment. (id:6289)

Built in 1959

Essential Information

Listing #	SK007507
Price	\$235,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,185
Acres	0.13
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	314 10th Avenue Nw
Subdivision	North West
City	Swift Current
Province	Saskatchewan
Postal Code	S9H1B6

Amenities

Features	Treed
Parking	None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Hood Fan, Storage Shed, Stove
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Heating	Natural gas Forced air
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	RE/MAX of Swift Current
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