

\$799,900 - 17 Laurier Street, Stratford

MLS® #X12077058

\$799,900

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Stratford, Stratford, Ontario

Welcome to 17 Laurier Street in Stratford! This exceptional up-and-down duplex presents an outstanding opportunity for investors or owner-occupants alike. Featuring two well-appointed 2-bedroom, 1-bathroom units, this property offers spacious and modern living. Each unit comes equipped with stainless steel appliances and in-suite laundry, providing everyday convenience and appeal to quality tenants. The upper unit is currently rented for \$2,700/month + utilities, while the lower unit recently renovated and complete with a mini split system for added cooling comfort is now vacant and ready to be re-rented or occupied by the new owner. With separate hydro and gas meters, as well as individual forced air furnaces, each unit offers independent utility management and climate control. A standout feature of this property is the durable steel Vicwest roof, offering long-term reliability and minimal maintenance an ideal asset for peace of mind and future cost savings. Whether you're looking to grow your investment portfolio or live in one unit while generating income from the other, 17 Laurier Street checks all the boxes. Book your private viewing today and take advantage of this exceptional opportunity! (id:6289)



Essential Information

Listing #	X12077058
Price	\$799,900

Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Raised bungalow

Community Information

Address	17 Laurier Street
Subdivision	Stratford
City	Stratford
Province	Ontario
Postal Code	N5A4M2

Amenities

Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	1
Basement	Apartment in basement

Exterior

Exterior	Vinyl siding
Lot Description	108.5 x 56 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker Homefield Legacy Realty
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