



**\$799,000**

## **41 ALMA ST N, GUELPH, ON N1H 5X2, CANADA**

<https://krealtypros.com>

Exceptional Investment Opportunity at 41 Alma Street North, Guelph! Step into a smart, revenue-generating property nestled in one of Guelph's most established neighbourhoods. This fully legal duplex offers both comfort and strong income potential, making it ideal for investors, multigenerational families, or owner-occupiers seeking supplementary income. The main level features over 1,000 square feet of [...]

- 4 beds
- 2 baths
- Duplex Up/Down
- Residential Income
- Active
- 1035 sq ft



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## Building Details

**Number Of Units Total:** 2

**Building Area Total:** 1919 sq ft

**StoriesTotal:** 1

**Construction Materials:** Brick, Vinyl Siding

**Roof:** Asphalt

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## Amenities & Features

**Water Source:** Municipal **Appliances:** Dishwasher, Dryer, Refrigerator, Stove, Washer

**Sewer:** Sewer (Municipal) **Cooling:** Central Air

**Interior Features:** Other **Heating:** Forced Air, Natural Gas

**Frontage Type:** North

