

34580 Merlin Drive, Abbotsford

\$1,189,900



Exciting opportunity awaits first-time homebuyers and investors alike! This 6-bedroom, 3-bathroom residence is strategically situated in a prime location, offering proximity to all levels of schools. Boasting a convenient 2-bedroom legal suite, ideal for guests or generating additional income, with the potential for a second 1-bedroom suite. Check with City of Abbotsford for possibility of subdividing. This property also features ample RV parking, a private fenced yard perfect for families with children, and is conveniently close to shopping, recreation centres, and offers easy highway access. Don't miss out on this fantastic chance! Call now for further details.

KEY INFORMATION

MLS® R2863920

Residential Detached

Abbotsford East

6 Bedrooms

3 Bathrooms

2,808 SF

7,626 SF Lot

FEATURES

Year Built: 1975

Listed By: RE/MAX Truepeak Realty



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