



## 4916 50ST Bon Accord AB

\$485,000

Rare 4plex in the heart of Downtown Bon Accord Alberta. This 4 plex has 4 separate apartments with separate entrances for each unit. 1 x 2 Bedroom +3 x 3 Bedroom units, 2 units have balconies. Common area token laundry, large storage rooms and a storage shed in the rear with 4 energized parking stalls. Very well Maintained building with windows replaced in 2016. Furnace replaced in 2021. Excellent mix for high rent potential. Turn Key building, Ideal for a first time investor or someone looking to add these 11 bedrooms to their portfolio with a total rent of \$4700/ month.

Listing Presented By:



Originally Listed by:  
Sutton Premiere Real Estate

ksidhu@sutton.com  
<http://www.karmsidhu.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)