



5102 57 Avenue Stony Plain AB

\$649,900

Good cash flow on the 4-plex located in the Glens of Stony Plain. This property is zoned R4 and has a total of 4 suites. There are 2 - 3 bedroom 2 bathroom suites and 2 - 1 bedroom 1 bathroom suites. Each unit also has private storage in the shed in the backyard. All units are currently leased and is generating good cash flow. Stony Plain is a great area to invest your money. All suites are fully permitted. Each suite has its own high-efficiency furnace and HWT. Gas bills are shared on the units on the 2 East and the Units on the West. The shingles are around 10 years old. Some renovations have been completed on the West units such as flooring and trim.

Listing Presented By:



Originally Listed by:

Better Way Real Estate Ltd

ben@betterwayrealestate.ca

<http://www.betterwayrealestate.ca>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net