



## 9925 97 Avenue Plamondon AB

\$460,000

4 Plex For Sale - Invest & Live in this quaint & vibrant community of Plamondon. Only minutes from White Sands Resort; this town has everything to offer families! Great Investment + opportunity for Owner/Occupier with mortgage helper. Current Cap Rate 8%. Property has rarely seen a vacancy over the years. Total 4 units: each 1150sqft- 3bed/1.5 bath including private balconies & in suite laundry. Building is separately metered for each Unit, & Tenants pay reasonable rent + Utilities. Community schools include, Ecole Beausejour & Ecole Plamondon School, which draw students from entire region. Ecole Plamondon School, offers English, French immersion, & Russian classes. Hotel, banks, post office, Co-Op Store, indoor hockey arena with artificial ice, museum, church; retail stores, restaurants etc. Community holds an annual French hockey tournament called Hockey en Fete. Frontenacs of University of Alberta have won twice. A Canadian Mud Racing Organization (CMRO) event is also held annually at Plamondon Mud Bog.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[jrimmer@commercialyeg.ca](mailto:jrimmer@commercialyeg.ca)

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)