



## 4602 55 Avenue Wetaskiwin AB

\$185,000

Amazing opportunity to invest in this 1953 bi-level home that offers two separate unauthorized suites in the basement. Located in a great area with a single garage, fenced yard and mature trees, this property is close to schools, recreation facilities, and other amenities. The potential for rental income is substantial given its prime location. Don't miss out on this exciting investment opportunity! Main Floor offers 2 bedrooms and a Den, 4 pc bath. 2 other unauthorized suites are single Bedrooms, One 3pc and a 4 pc bath. Taxes are 2558.93 for 2024. One of the basement unauthorized suites was just updated with new flooring and paint, and 2 basement units are currently vacant. Comes with 3 Fridges, 3 Stoves, Washer, Dryer.

Listing Presented By:



Originally Listed by:  
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