

## \$649,900 - 5102 57 Avenue, Stony Plain

MLS® #E4414719

**\$649,900**

3 Bedroom, 1.50 Bathroom, 2,589 sqft

Single Family on 0.00 Acres

Glens The, Stony Plain, AB

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.

Built in 1990

### Essential Information

MLS® #	E4414719
Price	\$649,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,589
Acres	0.00
Year Built	1990
Type	Single Family



Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	5102 57 Avenue
Area	Stony Plain
Subdivision	Glens The
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1A5

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	November 25th, 2024
Days on Market	161
Zoning	Zone 91

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