

\$469,900 - 4628 46 Avenue, Innisfail

MLS® #A2103296

\$469,900

0 Bedroom, 0.00 Bathroom, 2,070 sqft

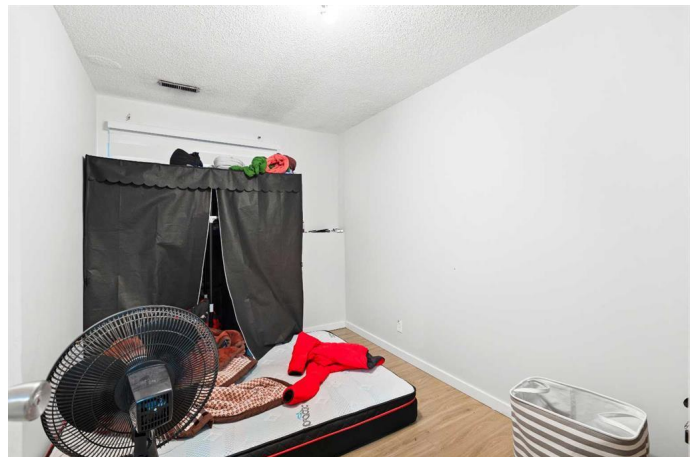
Multi-Family on 0.19 Acres

Eastgate, Innisfail, Alberta

Experience the epitome of excellence in rental properties with this meticulously upgraded 4-plex strategically located near a variety of amenities. Currently, all units are occupied, ensuring both stability and desirability, making it an ideal investment for those seeking a reliable income stream. The property has undergone regular maintenance, including renovations to two bathrooms, exterior and interior paint in two units, and the installation of a new furnace in one unit. Each unit is equipped with its own furnace and hot water tank, allowing for individual climate control. The property boasts four parking spaces on the parking pad, with a single gas and water meter. Additionally, each unit is separately metered for electricity and includes its own in-unit laundry facilities.

This meticulously maintained 4-plex transcends mere dwelling; it represents a unique opportunity to acquire a property that seamlessly blends quality, prime location, and a history of steady rental income. The inclusion of all applicable appliances and heating further adds to the property's appeal, offering convenience and value to both current and future occupants.

Don't miss your chance to invest in a property that promises a harmonious combination of quality living spaces and robust income-generating potential. Act now to secure this prime real estate opportunity.



Built in 1977

Essential Information

MLS® #	A2103296
Price	\$469,900
Sold Price	\$415,000
Bathrooms	0.00
Square Footage	2,070
Acres	0.19
Year Built	1977
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4628 46 Avenue
Subdivision	Eastgate
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1P1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Parking Pad

Interior

Appliances	Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed January 23rd, 2024
Date Sold May 5th, 2024
Days on Market 103
Zoning R3
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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