

\$309,900 - 5110 Minto Street, Blackfalds

MLS® #A2130093

\$309,900

0 Bedroom, 0.00 Bathroom, 1,800 sqft

Multi-Family on 0.12 Acres

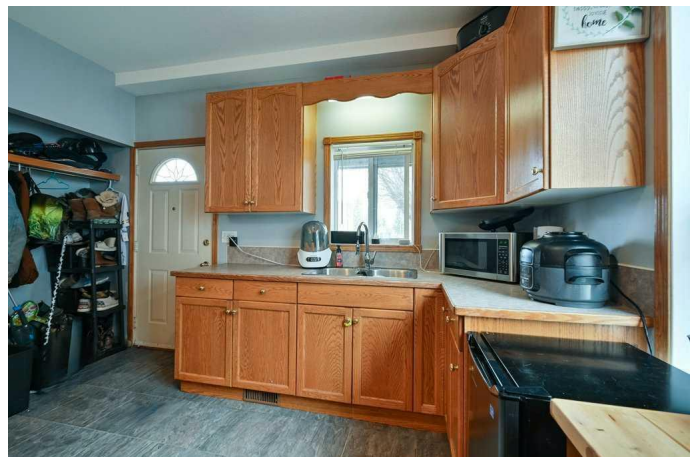
Downtown, Blackfalds, Alberta

Invest wisely with this exceptional two-storey full duplex located in the heart of Blackfalds, Alberta. This property promises both comfort and convenience, boasting separate gas and electrical meters for each tenant, along with individual furnaces and hot water tanks, ensuring hassle-free management and utility billing. Renovated in 2003 down to the studs and new electrical pane and windows and doors. This home also has recent updates including new shingles and siding in 2018, this duplex offers modern amenities within a well-maintained structure. Each suite has 2 bedrooms, living room and kitchen area. Situated in a rapidly growing community, it presents an investment opportunity. With the added bonus of a single detached garage, this duplex is not just a home but a prudent investment choice. Tenants would like to stay and current rents have not been increased since they moved in.

Built in 1958

Essential Information

MLS® #	A2130093
Price	\$309,900
Sold Price	\$304,500
Bathrooms	0.00
Square Footage	1,800
Acres	0.12
Year Built	1958



Type	Multi-Family
Sub-Type	Duplex
Style	2 Storey, Up/Down
Status	Sold

Community Information

Address	5110 Minto Street
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Utilities	See Remarks
Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	June 1st, 2024
Days on Market	24
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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