

\$498,500 - 4803 61a Street, Stettler

MLS® #A2175120

\$498,500

0 Bedroom, 0.00 Bathroom, 1,990 sqft

Multi-Family on 0.00 Acres

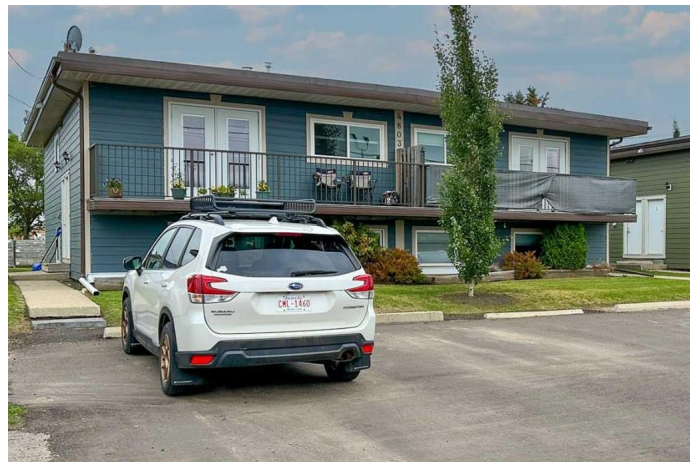
NONE, Stettler, Alberta

RARE INVESTMENT OPPORTUNITY! A strong rental market with rising rents make this a perfect time to add to your portfolio or start investing. Fully rented...This very well kept 4-plex has four 3-bedroom suites and many upgrades over time. The exterior of the building has been sided with hardy plank, eaves troughs replaced in 2021, most of the windows have been replaced, kitchens/flooring/appliances have all been updated over time. The upper suites have large decks. The parking pad is paved and in good condition. The roof is a torch on membrane. The upper suites have forced air furnace heating and the lower suites have hot water radiant heating supplied by a boiler. Upper suites pay their own gas and power and lower suites pay their own power. Suites are rented for \$1300/month each. 7% Cap rate.

Built in 1976

Essential Information

MLS® #	A2175120
Price	\$498,500
Sold Price	\$480,000
Bathrooms	0.00
Square Footage	1,990
Acres	0.00
Year Built	1976
Type	Multi-Family



Sub-Type	4 plex
Status	Sold

Community Information

Address	4803 61a Street
Subdivision	NONE
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Parking Spaces	5
Parking	Driveway, Off Street, Paved, Parking Lot, Parking Pad

Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Boiler, Forced Air
Cooling	None

Exterior

Exterior Features	Private Entrance, Private Yard
Roof	Membrane
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	December 24th, 2024
Days on Market	60
Zoning	T2R0
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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