

\$675,000 - 5316 Lansdowne Avenue, Blackfalds

MLS® #A2192425

\$675,000

0 Bedroom, 0.00 Bathroom, 2,234 sqft
Multi-Family on 0.00 Acres

Blackfalds - Other, Blackfalds, Alberta

. This attractive 4-plex in Blackfalds is listed at \$675,000 and generates a gross rental income of \$57,600 per year. With tenants covering all gas and electric costs via individual meters, the owner is responsible for water, sewer, and garbage services at approximately \$350 per month (around \$4,200 annually). Each unit features 2 bedrooms, with a 4-piece bathroom in the basement and a 2-piece bathroom on the main floor. Additional annual expenses include property taxes of \$5,656, insurance of \$4,934 (as reported last year), and minimal maintenance costsâ€”about \$1,000 in miscellaneous expenses in 2024. Management fees are set at 8.5% of the gross income, which comes to roughly \$4,896 per year, and the property has enjoyed no vacancies in recent years. With these expenses, the net operating income comes to approximately \$36,914, resulting in a cap rate of roughly 5.5%. Located beside both the Eagle Hockey Area and the Blackfalds Library, this property presents a compelling investment opportunity in a prime location.

Built in 1978

Essential Information

MLS® #	A2192425
Price	\$675,000
Sold Price	\$631,000
Bathrooms	0.00



Square Footage	2,234
Acres	0.00
Year Built	1978
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	5316 Lansdowne Avenue
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	4
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Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished

Additional Information

Date Listed	February 6th, 2025
Date Sold	July 20th, 2025
Days on Market	164
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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