# \$389,500 - 5014 52 Avenue, Glendon

MLS® #E4423446

## \$389,500

7 Bedroom, 4.00 Bathroom, 1,608 sqft Single Family on 0.00 Acres

Glendon, Glendon, AB

Turnkey Investment Opportunity!!!!This fully rented 4-plex is a low-maintenance, high-potential investment with long-term leases already in place. Situated on a quiet cul-de-sac in Glendon, Alberta, this property sits on a spacious double lot and features: • Three 2-bedroom units & one 1-bedroom unit • Major upgrades completed: • New shingles, siding (with insulation), and upgraded windows (2018) • New boiler system (2018) • New commercial hot water tank (2023) • Large yard with plenty of space • Strong rental demand in the area. This is a turnkey property with stable cash flow, making it an attractive option for investors looking for a solid return.





Built in 1978

#### **Essential Information**

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Price \$389,500 Bedrooms 7

Bathrooms 4.00

Full Baths 4

Square Footage 1,608

Acres 0.00 Year Built 1978

Type Single Family

Sub-Type 4PLEX
Style Bi-Level
Status Active

# **Community Information**

Address 5014 52 Avenue

Area Glendon
Subdivision Glendon
City Glendon
County ALBERTA

Province AB

Postal Code T0A 1P0

#### **Amenities**

Amenities Parking-Extra, Parking-Plug-Ins

Parking See Remarks

## Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

Heating Hot Water, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Composition

Exterior Features Cul-De-Sac, No Back Lane

Roof Asphalt Shingles

Construction Wood, Composition

Foundation Concrete Perimeter

#### Additional Information

Date Listed February 28th, 2025

Days on Market 230

Zoning Zone 60

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