# \$375,000 - 5336 53 Avenue, Mundare

MLS® #E4427401

# \$375,000

6 Bedroom, 4.00 Bathroom, 2,190 sqft Single Family on 0.00 Acres

Mundare, Mundare, AB

Wonderful investment opportunity in the Town of Mundare. Well maintained and recent updates including roof and structural repairs in 2022, suite upgrades such as new fridges, microwave hood fans and stoves as well as fresh paint, kitchen faucets, bedroom flooring, vinyl windows and more. Revenue is coming in from three 2-bedroom units currently paying \$875 each and a 1-bedroom unit at \$775. Tenants pay their own power and each unit has an energized parking stall. Situated on a corner lot, across the street from a park. Can be purchased as a package with neighboring 4plex, 5342 53 Ave (MLS E4427389).



### **Essential Information**

MLS® # E4427401 Price \$375,000

Bedrooms 6
Bathrooms 4.00

Full Baths 4

Square Footage 2,190
Acres 0.00
Year Built 1979

Type Single Family

Sub-Type 4PLEX Style Bi-Level







Status Active

# **Community Information**

Address 5336 53 Avenue

Area Mundare
Subdivision Mundare
City Mundare
County ALBERTA

Province AB

Postal Code T0B 3H0

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Vinyl Windows, See Remarks

Parking Stall, See Remarks

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, See Remarks

Heating Baseboard, Hot Water, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Picnic

Area, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## Additional Information

Date Listed March 23rd, 2025

Days on Market 207

Zoning Zone 60

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