Courtesy Of Benjamin N Jespersen Of Better Way Real Estate Ltd

$639,900 - 5102 57 Avenue, Stony Plain

MLS® #E4440326

$639,900
3 Bedroom, 3.00 Bathroom, 2,589 sqft
Single Family on 0.00 Acres

Glens The, Stony Plain, AB

Good cash flow on the 4-plex located in the Glens of Stony Plain. This property is zoned R4 and has a total of 4 suites. There are 2 - 3 bedroom 2 bathroom suites and 2 - 1 bedroom 1 bathroom suites. Each unit also has private storage in the shed in the backyard. All units are currently leased and is generating good cash flow. Stony Plain is a great area to invest your money. All suites are fully permitted. Each suite has its own high-efficiency furnace and HWT. Gas bills are shared on the units on the 2 East and the Units on the West. The shingles are around 10 years old. Some renovations have been completed on the West units such as flooring and trim.

Built in 1990

Essential Information

MLS® #	E4440326
Price	$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,589
Acres	0.00
Year Built	1990
Type	Single Family

Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	5102 57 Avenue
Area	Stony Plain
Subdivision	Glens The
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1A5

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	11
Zoning	Zone 91

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