



**GRASSROOTS**  
REALTY GROUP

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4816 50 Avenue  
Breton, Alberta

MLS # A2254372



**\$2,600,000**

Division:	Breton		
Type:	Commercial/Multi Family		
Style:	-		
Size:	22,842 sq.ft.	Age:	2010 (16 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Bretonian Manor - 16-Unit Apartment Condominium Breton, AB Discover Bretonian Manor, a well maintained 2 storey low-rise apartment condominium offering both a strong investment opportunity & a welcoming place to live. Bretonian Manor is located at 4816-50 Avenue in the Village of Breton. This property features 16 spacious 2-bedroom suites, each with a bright living room, kitchen, in-suite laundry, & private balcony. Building highlights include an indoor heated parkade with 16 stalls, additional surface parking, 3 tenant storage rooms, a central elevator, & a community room. Built in 2010 & upgraded with a new roof in 2024, the property sits on 16,200 sq. ft. lot with a total floor area on 22,842 sq. ft. Currently, 14 of 16 units are leased, showcasing a consistent demand. With professional on-site management ensuring excellent upkeep & resident satisfaction, Bretonian Manor offers peace of mind for owners & a warm & welcoming environment for tenants. Financials & appraisal available upon request.