



GRASSROOTS
REALTY GROUP

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1,2,3,4, 325 Homestead Place
St. Walburg, Saskatchewan

MLS # A2327912



\$359,900

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	Apartment-Single Level Unit, Attached-Side by Side		
Size:	3,123 sq.ft.	Age:	1986 (40 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: NSD

Utilities: -

Inclusions: none

?? Fully Rented. Strong Cash Flow. Long-Term Investment Potential. Looking to expand your real estate portfolio with a proven income-producing property? Opportunities like this are becoming increasingly difficult to find. This well-maintained 4-plex is a turnkey investment offering what every investor is searching for—consistent occupancy, dependable rental income, and a strong community location. Situated in the welcoming community of St. Walburg, Saskatchewan, proudly known as the Gateway to the North ??, this property benefits from steady rental demand generated by local businesses, agriculture, education, healthcare, and the surrounding resource industries. The town offers a full range of amenities, including a K–12 school, healthcare services, grocery stores, restaurants, recreation facilities, and a thriving business community, making it an attractive place for tenants to call home. For outdoor enthusiasts, St. Walburg is ideally located within easy driving distance of northern Saskatchewan's renowned lakes, offering world-class fishing, hunting, camping, snowmobiling, and year-round recreation ??. This desirable location continues to attract residents seeking an affordable lifestyle while remaining connected to employment opportunities throughout the region. The property itself has a proven track record, with all four suites consistently rented ?, providing immediate cash flow from day one. Whether you're an experienced investor looking to grow your portfolio or purchasing your first multi-family property, this is an excellent opportunity to own a low-maintenance asset in a community where quality rental accommodations remain in demand. Income-producing properties with strong occupancy and long-term investment potential are becoming increasingly rare—especially in established communities like St.

Walburg. If you're searching for a property that offers stability today and growth potential for the future, this 4-plex deserves your attention. ?? Invest with confidence. ***Inside Photos were taken 4 years ago new the unit was redone, buyer to review current condition***