



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4639 48 Street
Sylvan Lake, Alberta

MLS # A2349257



\$659,900

Division:	Downtown		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,009 sq.ft.	Age:	1977 (49 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.26 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 4 Fridges, 4 Stoves, 1 Commercial Washer/Dryer, Window Coverings(except the ones owned by the tenant), Storage Shed

4-Plex in the Heart of Sylvan Lake sitting on 3 lots!!! Amazing Investment Opportunity 3 - 2 Bedroom Units that are 931 square feet, 909 square feet and 861 Square feet plus a 1 bedroom lower level unit which is 642 square feet! All Units are in very good condition with newer kitchens and appliances and all have in unit storage! Front and Back Entrances, a ton of parking, Laundry Room with 1 Commercial Washer and Dryer, additional storage area, which could convert the 1 Bedroom lower level unit to a 2 bedroom unit. Roof is 30 Year Architectural Shingles which are believed to be 15 years old. HWT was replaced last year! Balconies were just rebuilt and painted, Front and Back Entrances have new Vinyl Plank Flooring, New Paint in Back Entrance. Excellent Investment Opportunity! Rents were increased for January 1, 2027 which will show a 7.1 CAP Rate for 2027.