



GRASSROOTS
REALTY GROUP

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5743 & 5745 53 Street Close
Rocky Mountain House, Alberta

MLS # A2350429

\$559,975

Division:	Liachuk		
Type:	Multi-Family/4 plex		
Style:	Attached-Up/Down, Bi-Level, Other		
Size:	2,268 sq.ft.	Age:	1978 (48 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Linoleum, Vinyl Plank	Water:	Private
Roof:	Metal	Sewer:	Private Sewer
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	Flexible Residential
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collec
Features:	-		

Inclusions: 4 Fridges, 4 Stoves, Window coverings, 4 Washing machines, 4 Dryers

This is a great opportunity for investment. There have been so many upgrades such as new vinyl plank flooring throughout, upgraded appliances recently painted, new windows/doors(2015) and high efficiency furnaces and hot water tanks(2014) have been upgraded, The tenants pay all their own utilities. Long term tenants with good leases in place. Current monthly income is \$5,000 and \$60,000 annually. This 4 Plex has two separate titles for each side therefore the buyer can sell half the 4 plex separately at any time. The large lot is fully fenced with chain link fence. and parking in rear. This a terrific location close to walk paths and schools. This investment property has great tenants and well maintained therefore very easy to invest in.