



**Wetaskiwin 80 Wetaskiwin LP: \$550,000**  
**A,B,C,D 5808 52 ST SP: ACTIVE**

**List ID #:** E4267208 **Type:** 4PLEX  
**DOM:** 0 **Style:** Bi-Level  
**Rms Abv Gd:** 3 **Year Blt:** 2009  
**Bedrms:** **Above:** 0 **Ttl:** 2 **Basement:** Full  
**Baths:** 4 / 0 **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,816.96 **Total Flr (M):** 168.80

Attention Investors, this 4-plex consisting of 4 independent, 2 bedroom bi-level units – all with separate entrances: 2 unit entrances in the front of the complex and 2 unit entrances in the rear of the complex. Each unit is fully finished with 877 sq ft of living space. All 4 units featuring: two bedrooms, 1 full 4-piece bathroom, utility room/ in-suite laundry (stacked washer and dryer), refrigerator, dishwasher, electric stove, pantry closet and 8x10 deck. Side fences completed. Separate services for natural gas and power (high efficient furnace). Shingles 2018. Complex has it's own rear parking lot, private garbage bin and plenty of street parking. One assigned outdoor energized parking stall for each unit – with power. Close proximity to Downtown, General Hospital and many amenities. No condo fees. Fiber optics service to complex.

**Directions:**

**Virtual Tour:** <https://vimeo.com/589890161>

**Brochure:** <http://www.5808-52st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	90days/neg	Level	Mtr2	SqFt	
<b>Full Baths:</b>	0	0	0	4	0	0	<b>Occupancy:</b> Seller		<b>Main:</b>	42.20	454.24	
<b>Ensuite</b>		0	0	0	0	0			<b>Upper:</b>			
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b> 2					<b>Garage Dim:</b>		<b>AbGd:</b>			
<b>Fpl:</b>	No	<b>Fpl Fuel:</b>					<b>Elem Schl:</b>		<b>Lowr:</b>	39.30	423.03	
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>			
<b>Parking:</b>	220 Volt Wiring, Stall, See Remarks							<b>High Schl:</b>		<b>Total A.G.</b>	168.80	1,816.96

<b>Living Rm:</b>	5.03x3.35	M	<b>Master Bdrm:</b>	3.96x2.74	B
<b>Dining Rm:</b>	2.74x2.44	M	<b>Bedrm 2:</b>	3.66x2.44	B
<b>Kitchen:</b>	3.05x2.44	M	<b>Bedrm 3:</b>		
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>			<b>Laundry Room</b>	1.22x0.91	B
<b>Bonus Rm</b>			<b>Utility Room</b>	2.13x1.22	B

**Flooring:** Carpet, Laminate Flooring **Foundation:** Concrete  
**Construct:** Wood Frame **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles **Heat Fuel:**  
**Exterior:** Stucco **Remodel:**  
**Site Infl:** Back Lane, Fenced, Flat Site, Low Maintenance **Amen/Features:** Deck, Laundry-In-Suite, No Animal Home, No Smoking Home  
 Landscape, Schools, Shopping Nearby

**Goods Incl:** Dishwasher-Built-In, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two **Restrict:** None Known

**Warranty:** **Goods Excl:**  
**Front Expos:** Northwest **Condo/HOA:** **Condo:** **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** / 4 /

<b>Lot Sq (M):</b>		<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	Pie Shaped
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	Northwest
<b>Taxes:</b> \$5,841.71	<b>Tax Yr:</b> 2021	<b>Local Improv:</b>	/Yr: