

## \$659,900 - 4709 53 Av, Smoky Lake Town

MLS® #E4323987

**\$659,900**

Bedroom, Bathroom, 3,180 sqft  
Multi-Family Commercial on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Great investment opportunity in the charming town of Smoky Lake, this low-maintenance 7-unit building is located in one of the most desirable neighbourhoods in town, directly across from a parc as well as access to the new K-12 school and recreation complex. The facility boasts 7 roomy and clean 2-bedroom units on 2 floors and is currently fully rented. Each unit includes a functional kitchen with stove and refrigerator, a large living room, full bath and two roomy bedrooms with ample storage. Each apartment is bright and clean, has its own gas furnace and is accessible via an interior hallway. Coin-operated laundry is provided on the lower level of the building. Plenty of parking at the front on pavement with plug-ins is also a very sought-after feature. This facility sits on two large lots with backyard and access to a back-alley and is an easy 5-minute walk to the hospital and downtown services. With vacancy rates in town sitting near 0% this one is a sure bet for the savvy investor.

Built in 1969

### Essential Information

MLS® #	E4323987
Price	\$659,900
Square Footage	3,180



Acres	0.00
Year Built	1969
Type	Multi-Family Commercial

### Community Information

Address	4709 53 Av
Area	Smoky Lake
Subdivision	Smoky Lake Town
City	Smoky Lake Town
Province	AB
Postal Code	T0A 3C0

### Amenities

Features	Landscaped, Playground Nearby, Back Lane, Schools
Parking Spaces	12

### Interior

# of Stories	2
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	January 11th, 2023
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Listing information last updated on May 16th, 2024 at 10:17pm MDT