

\$380,000 - 3905 45 Street, Ponoka

MLS® #A2207904

\$380,000

0 Bedroom, 0.00 Bathroom, 1,728 sqft

Multi-Family on 0.00 Acres

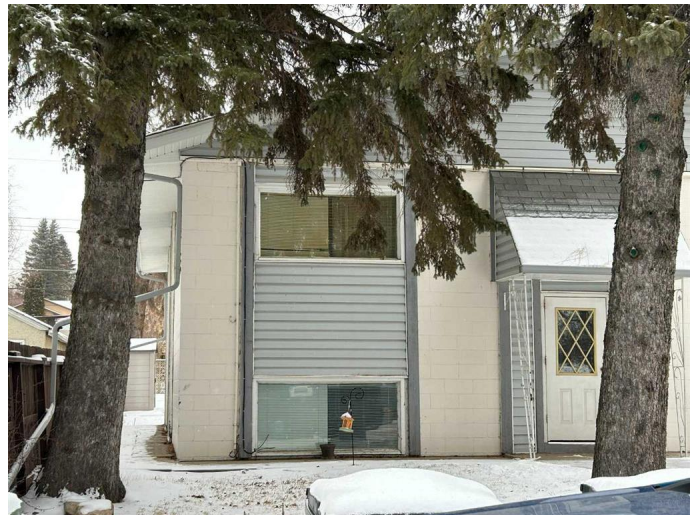
NONE, Ponoka, Alberta

Investors, come and look at this building with 4 rental doors, inside the town of Ponoka. It includes 3 by 2 bedroom apartments and 1 by 1 bedroom apartment. Like other locations, Ponoka has a very limited rental market supply, therefore you have a needed product, that has near 0% vacancy, and has had for several years. The current owners are downsizing and are reluctantly putting this money earner up for sale. It has been well maintained and even as we visited the property they were telling me about the new flooring that they are about to put into one of the units. There is a communal laundry room for the tenants. Heat and water are currently included in the rents, but the power is paid for by the tenants. There are 4 separate parking stalls with power, with back alley access. Don't miss this opportunity.

Built in 1975

Essential Information

MLS® #	A2207904
Price	\$380,000
Bathrooms	0.00
Square Footage	1,728
Acres	0.00
Year Built	1975
Type	Multi-Family
Sub-Type	4 plex



Status Active

Community Information

Address 3905 45 Street
Subdivision NONE
City Ponoka
County Ponoka County
Province Alberta
Postal Code T4J1B4

Amenities

Parking Spaces 4

Additional Information

Date Listed April 1st, 2025
Days on Market 17
Zoning R2

Listing Details

Listing Office Royal LePage Wildrose Real Estate -Olds

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.