

# \$455,000 - 5410 55 Street, Ponoka

MLS® #A2208374

**\$455,000**

3 Bedroom, 1.00 Bathroom, 1,952 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

EXPERIENCE this investment opportunity in this full duplex converted into a fourplex, offering potential cash flow and solid long-term potential! This fully occupied property is currently generating \$4300/M in gross rental income. With operating expenses, covering property management, utilities (boiler gas, water/sewer) garbage removal and yard maintenance. All the units have heat included because it's a boiler system, and there is only 1 water meter. The tenants each pay their own electricity and Wi-Fi/cable if desired. Suite Breakdown: Three 3-bedroom units and One 2-bedroom unit. Each suite is self-contained with its own washer, dryer, fridge and stove, making them highly desirable for tenants. Additional features include rear lane access and 4 dedicated parking stalls, providing convenience and functionality. Tenants appreciate the property's prime location near schools and amenities. Photos and room measurements provided in the listing are of Unit 3. This is a turnkey revenue property and investor opportunity to add to any real estate portfolio.

Built in 1973

## Essential Information

MLS® # A2208374

Price \$455,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,952
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Duplex
Style	Up/Down, Bi-Level
Status	Active

### **Community Information**

Address	5410 55 Street
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1L8

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
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Days on Market	58
Zoning	R3

## **Listing Details**

Listing Office	Realty Experts Group Ltd
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