

## \$389,500 - 5014 52 Avenue, Glendon

MLS® #E4423446

**\$389,500**

7 Bedroom, 4.00 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Glendon, Glendon, AB

Turnkey Investment Opportunity!!!!This fully rented 4-plex is a low-maintenance, high-potential investment with long-term leases already in place. Situated on a quiet cul-de-sac in Glendon, Alberta, this property sits on a spacious double lot and features: â€¢ Three 2-bedroom units & one 1-bedroom unit â€¢ Major upgrades completed: â€¢ New shingles, siding (with insulation), and upgraded windows (2018) â€¢ New boiler system (2018) â€¢ New commercial hot water tank (2023) â€¢ Large yard with plenty of space â€¢ Strong rental demand in the area. This is a turnkey property with stable cash flow, making it an attractive option for investors looking for a solid return.

Built in 1978

### Essential Information

MLS® #	E4423446
Price	\$389,500
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,608
Acres	0.00
Year Built	1978
Type	Single Family



Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### Community Information

Address	5014 52 Avenue
Area	Glendon
Subdivision	Glendon
City	Glendon
County	ALBERTA
Province	AB
Postal Code	T0A 1P0

### Amenities

Amenities	Parking-Extra, Parking-Plug-Ins
Parking	See Remarks

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Cul-De-Sac, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 28th, 2025
Days on Market	78
Zoning	Zone 60

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Listing information last updated on May 17th, 2025 at 3:17pm MDT