

## \$649,900 - 5102 57 Avenue, Stony Plain

MLS® #E4414719

**\$649,900**

3 Bedroom, 1.50 Bathroom, 2,589 sqft

Single Family on 0.00 Acres

Glens The, Stony Plain, AB

Good cash flow on the 4-plex located in the Glens of Stony Plain. This property is zoned R4 and has a total of 4 suites. There are 2 - 3 bedroom 2 bathroom suites and 2 - 1 bedroom 1 bathroom suites. Each unit also has private storage in the shed in the backyard. All units are currently leased and is generating good cash flow. Stony Plain is a great area to invest your money. All suites are fully permitted. Each suite has its own high-efficiency furnace and HWT. Gas bills are shared on the units on the 2 East and the Units on the West. The shingles are around 10 years old. Some renovations have been completed on the West units such as flooring and trim.

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4414719      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 2,589         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | 4PLEX    |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5102 57 Avenue |
| Area        | Stony Plain    |
| Subdivision | Glens The      |
| City        | Stony Plain    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 1A5        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | See Remarks                                      |
| Parking Spaces | 4  |
| Parking        | 2 Outdoor Stalls, Rear Drive Access, See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Back Lane, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 25th, 2024 |
| Days on Market | 160                 |
| Zoning         | Zone 91             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on May 4th, 2025 at 5:02am MDT