

## **\$336,000 - 5533 49 Street, Elk Point**

MLS® #E4386719

**\$336,000**

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

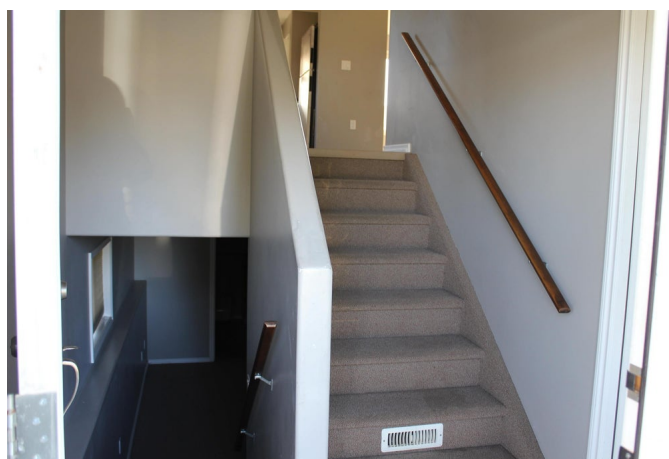
Elk Point, Elk Point, AB

ATTENTION INVESTORS. Solid tenants on both sides. Duplex was built in 2013 and offers 1728 sqft/per side of living space (864sqft AG per side) - enjoy a modern kitchen with s/s appliances and stylish cabinetry, 3 bedrooms (1 up, 2 down), 2 - 4pc baths, a generous family room and a good sized laundry room with room for storage . All blinds are custom and included. Off the kitchen is a good sized deck with storage underneath. The yard is landscaped and a parking pad has back alley access. This duplex is close to the schools, arena and parks. This could be a good investment for an investor as property management in in place.

Built in 2013

### **Essential Information**

MLS® #	E4386719
Price	\$336,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Duplex Side By Side



Style	Bi-Level
Status	Active

### Community Information

Address	5533 49 Street
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### Amenities

Amenities	On Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2024
Days on Market	346
Zoning	Zone 60

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