

\$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: • Three 2-bedroom units & one 1-bedroom unit • Major upgrades completed: • New shingles, siding (with insulation), and upgraded windows (2018) • New boiler system (2018) • New commercial hot water tank (2023) • Large yard with plenty of space • 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	50
Zoning	Zone 60

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 April 19th, 2025 at 10:32am MDT