

## **\$48,900 - 5222-5226 Railway Avenue, Elk Point**

MLS® #E4425908

**\$48,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Elk Point, Elk Point, AB

Here's a great opportunity to invest in 2 titled vacant lots that total over 0.75 of an acre (33,915 sq.ft.) in the thriving community of Elk Point. This property is zoned R2 for single family or duplex homes. Imagine the possibilities when you own land of this size. Room for a large home with a triple or quad garage, space for outdoor entertaining, flower and vegetable gardens and still room to park your RV and toys. Or build 2 duplexes with garages for maximum investment return. Water and sewer mains are in the street and this can be serviced from Railway Avenue (facing south) or 48th Ave (north) at buyer's cost. This property is completely fenced with chain link fence. The Iron Horse Trail and walking trails are steps away with downtown shopping, rec facilities and the Elk Point Golf Course within a short drive. This property is Spacious and Affordable - truly a rare find!



### **Essential Information**

MLS® #	E4425908
Price	\$48,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	5222-5226 Railway Avenue
Area	Elk Point
Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

## Exterior

Exterior Features Corner Lot, Fenced, Level Land, Schools, See Remarks

## School Information

Elementary	Elk Point Elementary
Middle	FG Miller Jr/Sr High
High	FG Miller Jr/Sr High

## Additional Information

Date Listed	March 13th, 2025
Days on Market	21
Zoning	Zone 60

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Listing information last updated on April 3rd, 2025 at 4:47pm MDT