



GRASSROOTS
REALTY GROUP

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**211 Main Street
New Norway, Alberta**

MLS # A2275569



\$595,000

Division:	New Norway		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,288 sq.ft.	Age:	2012 (14 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Near Golf Course		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Public Sewer
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	UC
Foundation:	-	Utilities:	Natural Gas Connected, Water Connected
Features:	-		

Inclusions: n/a

GREAT INVESTMENT OPPORTUNITY! Newer (2012) high quality built 4-Plex. Exceptionally well-maintained property. Very clean. Extremely low vacancy rate for many years, great tenants. The modern units offer open concept kitchen-dining-living area, a guest bathroom and a good-sized balcony on the main floor; the basement features 2 spacious bedrooms, a 4-pc bathroom, utility room and extra storage. Assigned/powered parking stalls, hardy plank siding, instant hot-water, good sized balcony for each unit, all units are separately metered. Great community with multiple businesses and excellent (!) k-12 school. *Strong rental market*. New Norway is right on Hwy 21, conveniently located within commuting distance to Leduc, Wetaskiwin, Ponoka and only a short 10 min. drive to Camrose.