



**A, B , C, D, 4839 48th St
Rocky Mountain House, Alberta**

MLS # A2304743



\$525,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,336 sq.ft.	Age:	1987 (39 yrs old)
Beds:	12	Baths:	4
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Corner Lot, Gentle Sloping, Landscaped, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	Medium Density
Foundation:	Piling(s), Slab, Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: N/A

Great investment property in a strong location and very well maintained. All four units have seen numerous recent upgrades. Each suite is separately metered, with tenants paying their own utilities. Long-term tenants are in place with written month-to-month leases and damage deposits. Ample tenant parking with power. Included in the sale: select window coverings, 4 fridges, 4 stoves, and 2 washers + 2 dryers.