# \$180,000 - 4840 49 Avenue, Irma

MLS® #A2091460

# \$180,000

4 Bedroom, 4.00 Bathroom, 1,153 sqft Residential on 0.36 Acres

Irma, Irma, Alberta

Fantastic investment opportunity - Side-by-side duplex with 4 - 1 bedroom units ready to be rented short or long term, or live rent-free in one of the units while the other units cover your mortgage payments... situated on a large commercially zoned L-shaped property fronting on the 14. Close to Hardisty, Wainwright, and Viking for all of your shopping needs. This side-by-side is being sold fully furnished, so all you have to do is move in or begin renting. Upgrades and updates include; 2 furnaces, 2 hot water tanks, 100AMP electrical services.



#### **Essential Information**

MLS® # A2091460 Price \$180,000

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 1,153 Acres 0.36

Year Built 1973

Type Residential

Sub-Type Detached

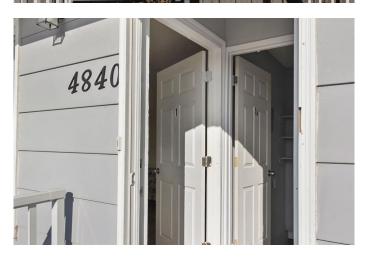
Style Bungalow

Status Active

# **Community Information**







Address 4840 49 Avenue

Subdivision Irma
City Irma

County Wainwright No. 61, M.D. of

Province Alberta
Postal Code T0B 2H0

#### **Amenities**

Parking Spaces 6

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description See Remarks

Roof Asphalt Shingle

Construction Mixed, Other

Foundation Poured Concrete

## **Additional Information**

Date Listed November 3rd, 2023

Days on Market 533 Zoning C2

## **Listing Details**

Listing Office Coldwell Banker Battle River Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.