

# \$675,000 - 5316 Lansdowne Avenue, Blackfalds

MLS® #A2192425

**\$675,000**

0 Bedroom, 0.00 Bathroom, 2,234 sqft

Multi-Family on 0.00 Acres

Blackfalds - Other, Blackfalds, Alberta

. This attractive 4-plex in Blackfalds is listed at \$675,000 and generates a gross rental income of \$57,600 per year. With tenants covering all gas and electric costs via individual meters, the owner is responsible for water, sewer, and garbage services at approximately \$350 per month (around \$4,200 annually). Each unit features 2 bedrooms, with a 4-piece bathroom in the basement and a 2-piece bathroom on the main floor. Additional annual expenses include property taxes of \$5,656, insurance of \$4,934 (as reported last year), and minimal maintenance costsâ€™ about \$1,000 in miscellaneous expenses in 2024.

Management fees are set at 8.5% of the gross income, which comes to roughly \$4,896 per year, and the property has enjoyed no vacancies in recent years. With these expenses, the net operating income comes to approximately \$36,914, resulting in a cap rate of roughly 5.5%. Located beside both the Eagle Hockey Area and the Blackfalds Library, this property presents a compelling investment opportunity in a prime location.

Built in 1978

## Essential Information

MLS® #	A2192425
Price	\$675,000
Bathrooms	0.00
Square Footage	2,234



Acres	0.00
Year Built	1978
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

### Community Information

Address	5316 Lansdowne Avenue
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	4
----------------	---

### Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished

### Additional Information

Date Listed	February 6th, 2025
Days on Market	130
Zoning	R2

### Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

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.