

# \$455,000 - 5410 55 Street, Ponoka

MLS® #A2208374

**\$455,000**

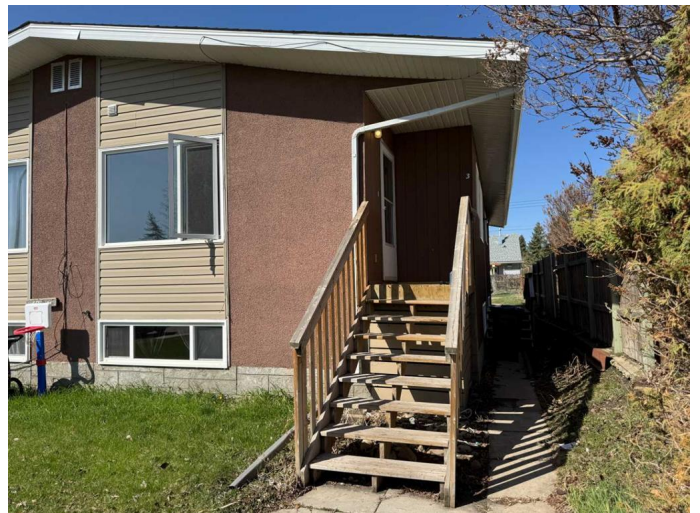
3 Bedroom, 1.00 Bathroom, 1,952 sqft

Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

EXPERIENCE this investment opportunity in this full duplex converted into a fourplex, offering potential cash flow and solid long-term potential! This fully occupied property is currently generating \$4300/M in gross rental income. With operating expenses, covering property management, utilities (boiler gas, water/sewer) garbage removal and yard maintenance. All the units have heat included because it's a boiler system, and there is only 1 water meter. The tenants each pay their own electricity (4 power meters) and Wi-Fi/cable if desired. Suite Breakdown: Three 3-bedroom units and One 2-bedroom unit. Mechanical room w' boiler system is in Unit 2, which is why this unit only has 2 bedrooms. Each suite is self-contained with its own washer, dryer, fridge and stove, making them highly desirable for tenants. Additional features include rear lane access and 4 dedicated parking stalls, providing convenience and functionality. Tenants appreciate the property's prime location near schools and amenities. Photos and room measurements provided in the listing are of Unit 3. This is a turnkey revenue property and investor opportunity to add to any real estate portfolio. According to the town, the property is currently zoned R4, where a 4-plex is a permitted use. We have paperwork from the town required for the development change to a 4-plex, along with their requirements.

Built in 1973



## Essential Information

MLS® #	A2208374
Price	\$455,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,952
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

## Community Information

Address	5410 55 Street
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1L8

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	Laminate Counters
Appliances	Refrigerator, Electric Stove, Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 1st, 2025  
Days on Market        111  
Zoning                      R4

**Listing Details**

Listing Office            Realty Experts Group Ltd

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