

Courtesy Of Desiree C Maas Of Property Plus Realty Ltd.

## **\$336,000 - 5533 49 Street, Elk Point**

MLS® #E4386719

**\$336,000**

3 Bedroom, 2.00 Bathroom, 1,728 sqft  
Single Family on 0.00 Acres

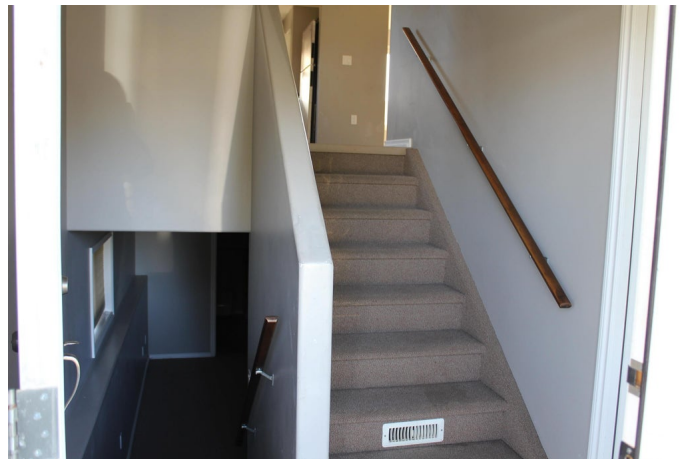
Elk Point, Elk Point, AB

ATTENTION INVESTORS. Solid tenants on both sides. Duplex was built in 2013 and offers 1728 sqft/per side of living space (864sqft AG per side) - enjoy a modern kitchen with s/s appliances and stylish cabinetry, 3 bedrooms (1 up, 2 down), 2 - 4pc baths, a generous family room and a good sized laundry room with room for storage . All blinds are custom and included. Off the kitchen is a good sized deck with storage underneath. The yard is landscaped and a parking pad has back alley access. This duplex is close to the schools, arena and parks. This could be a good investment for an investor as property management in in place.

Built in 2013

### **Essential Information**

MLS® #	E4386719
Price	\$336,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Duplex Side By Side



Style Bi-Level  
Status Active

### Community Information

Address 5533 49 Street  
Area Elk Point  
Subdivision Elk Point  
City Elk Point  
County ALBERTA  
Province AB  
Postal Code T0A 1A0

### Amenities

Amenities On Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows  
Parking 2 Outdoor Stalls, Rear Drive Access

### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Flat Site, Landscaped, Schools  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed May 10th, 2024  
Days on Market 344  
Zoning Zone 60

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Listing information last updated on April 19th, 2025 at 10:17am MDT