

# \$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.

Built in 1973

## 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	532
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.