

# \$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	535
Zoning	C2

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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