

\$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 | 151 |
| Zoning | R2 |

Listing Details

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

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