

# \$499,000 - 5219 53 Street, Eckville

MLS® #A2245985

**\$499,000**

0 Bedroom, 0.00 Bathroom, 1,800 sqft

Multi-Family on 0.00 Acres

NONE, Eckville, Alberta

**FULLY RENTED 4-PLEX | NEW BOILER**

(2023) ~ Here's a solid investment opportunity in a quiet, easy-to-rent building perfect for the savvy investor. This fully tenanted 4-plex features four 2-bedroom, 1-bathroom suites, in-suite laundry hook-ups, covered

entries, separate electric meters, with ample rear and street parking. ~ Capital upgrades include: (2014) New Roof, (2023) New Boiler with

a 10-year warranty, (2022) Reframed Foundation Walls & New Sidewalks (over \$100K invested). The North, West, and South walls were

excavated to the footings, rebuilt to modern standards, and wrapped below grade with proper drainage, sump pit, and weeping tile. There

have been no water issues since the family has owned it, even during major flooding in Eckville in 2011. ~ Currently generating \$44,760 in

gross annual rental income, this property has a strong rental history and long-term income potential. ~ Whether you're growing your portfolio or looking for a turnkey addition, this 4-plex delivers cash flow, key upgrades, and peace of mind.



Built in 1977

## Essential Information

MLS® #	A2245985
Price	\$499,000
Bathrooms	0.00
Square Footage	1,800
Acres	0.00
Year Built	1977
Type	Multi-Family
Sub-Type	4 plex
Status	Active

### Community Information

Address	5219 53 Street
Subdivision	NONE
City	Eckville
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

### Amenities

Parking Spaces	4
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### Interior

Appliances	See Remarks
Heating	Boiler

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R1A

### Listing Details

Listing Office	CIR Realty
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