

## \$1,250,000 - 3809 52 Street, Wetaskiwin

MLS® #E4447621

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Lynalta, Wetaskiwin, AB

RARE OPPORTUNITY, RENOVATED: 12-unit multifamily CASH-FLOWING investment with vendor financing available. This TURNKEY property features a systematic renovation program completed 2019-2021 including new flooring, appliances, building improvements, and no deferred maintenance. PROVEN income \$116,818 with \$129,900 stabilized potential. Two vacant units provide IMMEDIATE \$1,850 monthly income boost. Flexible SELLER FINANCING available, subject to qualification and approval. Professional management with STABLE tenant base. Prime Wetaskiwin location near schools, shopping, and established amenities in mature residential area. IDEAL for experienced investors or first-time multifamily buyers. Move-in ready units support market positioning. EXCEPTIONAL stewardship evident through proactive maintenance and recent capital improvements.

Built in 1982

### Essential Information

MLS® #	E4447621
Price	\$1,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1982



Type	Multi-Family Commercial
Status	Active

### Community Information

Address	3809 52 Street
Area	Wetaskiwin
Subdivision	Lynalta
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 1M5

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on July 16th, 2025 at 10:17am MDT