

# \$675,000 - 5316 Lansdown 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 Lansdown Avenue
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	4
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### Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished

### Additional Information

Date Listed	February 6th, 2025
Days on Market	84
Zoning	R2

### Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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