

# \$455,000 - 5410 55 Street, Ponoka

MLS® #A2208374

## \$455,000

3 Bedroom, 1.00 Bathroom, 1,952 sqft  
Residential on 0.14 Acres

Central Ponoka, Ponoka, Alberta

EXPERIENCE this investment opportunity in this full duplex converted into a fourplex, offering potential cash flow and solid long-term potential! This fully occupied property is currently generating \$4300/M in gross rental income. With operating expenses, covering property management, utilities (boiler gas, water/sewer) garbage removal and yard maintenance. All the units have heat included because it's a boiler system, and there is only 1 water meter. The tenants each pay their own electricity (4 power meters) and Wi-Fi/cable if desired. Suite Breakdown: Three 3-bedroom units and One 2-bedroom unit. Mechanical room w' boiler system is in Unit 2, which is why this unit only has 2 bedrooms. Each suite is self-contained with its own washer, dryer, fridge and stove, making them highly desirable for tenants. Additional features include rear lane access and 4 dedicated parking stalls, providing convenience and functionality. Tenants appreciate the property's prime location near schools and amenities. Photos and room measurements provided in the listing are of Unit 3. This is a turnkey revenue property and investor opportunity to add to any real estate portfolio. According to the town, the property is currently zoned R4, where a 4-plex is a permitted use. We have paperwork from the town required for the development change to a 4-plex, along with their requirements.

Built in 1973



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208374          |
| Price          | \$455,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,952             |
| Acres          | 0.14              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Bi-Level, Up/Down |
| Status         | Active            |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5410 55 Street |
| Subdivision | Central Ponoka |
| City        | Ponoka         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T4J1L8         |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Parking Pad, Off Street |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Laminate Counters                          |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Boiler                                     |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane, Front Yard, Landscaped, Back Yard, Few Trees |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Stucco                                    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                100  
Zoning                              R4

**Listing Details**

Listing Office                    Realty Experts Group Ltd

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