

\$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 | 53 |
| Zoning | Zone 80 |

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Listing information last updated on September 5th, 2025 at 5:18pm MDT