

## **\$1,950,000 - 5221 47 Street, Barrhead**

MLS® #E4417862

**\$1,950,000**

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

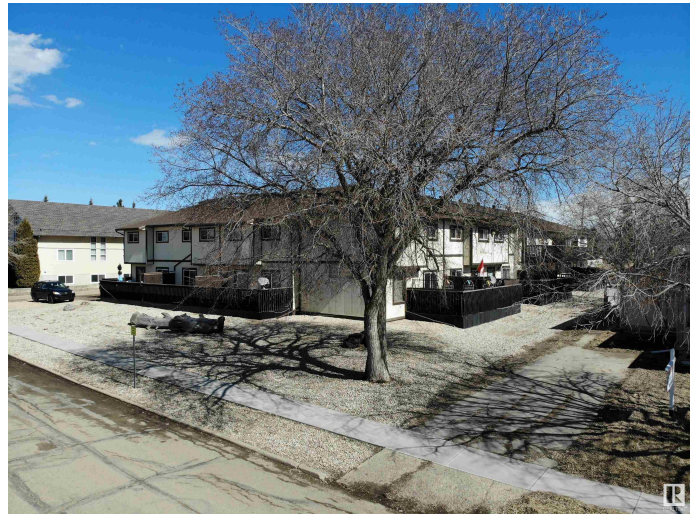
Barrhead, Barrhead, AB

EXCEPTIONAL 21 unit Apartment building in the thriving Town of Barrhead, AB. This is the Quality High Return Revenue producing property you've been looking for in a low vacancy quality tenant community only 1 hr from Edmonton. Unrivalled among any comparable properties for it's Meticulously Maintained & Completely updated infrastructure inside & out. One of updates include a \$120,000 plus Utility upgrade including High Efficiency Viessmann boilers & Electrical creating very important low operating cost for now & well into the future. 8 @ 2 Bdrm Townhouses, 2 @ 2 Bdrm, 10 @ 1 Bdrm plus Bachelor Suite. Spotless Laundry furnished w/ 3 sets of Commercial quality coin washers & dryers. This Building has been professionally owned & operated & updated w/ all the essentials for a complete No hassle, No major maintenance, No expense ease of management for the next 10+ yrs. High Quality Revenue Return, High Quality Structure, Long Term Tenants & High Quality Location. No Vacancy Property w/ increasable rental rates

Built in 1984

### **Essential Information**

MLS® #	E4417862
Price	\$1,950,000



Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	5221 47 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1H3

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	January 13th, 2025
Days on Market	107
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:17pm MDT