

## \$485,000 - 122 Mt. Pleasant Drive, Camrose

MLS® #E4434557

**\$485,000**

8 Bedroom, 4.00 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

Mount Pleasant (Camrose), Camrose, AB

Fantastic investment opportunity in the heart of Camrose! This fully tenanted 4-plex offers exceptional value. Each of the 4 spacious units is completely self-contained and separately metered for ELECTRIC, GAS, WATER & SEWER—an ideal setup that allows tenants to manage their own utilities while keeping owner expenses low. Inside each unit, you'll find 2 well-sized bedrooms, a 4-piece bathroom, in-suite laundry with washer and dryer, a full kitchen with fridge and stove, and a private balcony. Each unit also comes with its own energized parking stall. Located close to schools, shopping, parks, this well-maintained building is consistently rented. Whether you're expanding your portfolio or making your first real estate investment, this is a fantastic opportunity. Roof 2019, weeping tile foundation wrap 2022.

Built in 1976

### Essential Information

MLS® #	E4434557
Price	\$485,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,090



Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### **Community Information**

Address	122 Mt. Pleasant Drive
Area	Camrose
Subdivision	Mount Pleasant (Camrose)
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 2Y1

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Stall

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	4
Zoning	Zone 80

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 May 9th, 2025 at 2:47pm MDT