

\$389,500 - 5014 52 Avenue, Glendon

MLS® #E4423446

\$389,500

7 Bedroom, 4.00 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Glendon, Glendon, AB

Turnkey Investment Opportunity!!!!This fully rented 4-plex is a low-maintenance, high-potential investment with long-term leases already in place. Situated on a quiet cul-de-sac in Glendon, Alberta, this property sits on a spacious double lot and features: â€¢ Three 2-bedroom units & one 1-bedroom unit â€¢ Major upgrades completed: â€¢ New shingles, siding (with insulation), and upgraded windows (2018) â€¢ New boiler system (2018) â€¢ New commercial hot water tank (2023) â€¢ Large yard with plenty of space â€¢ Strong rental demand in the area. This is a turnkey property with stable cash flow, making it an attractive option for investors looking for a solid return.

Built in 1978

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4423446 |
| Price | \$389,500 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,608 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Single Family |



| | |
|----------|----------|
| Sub-Type | 4PLEX |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5014 52 Avenue |
| Area | Glendon |
| Subdivision | Glendon |
| City | Glendon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 1P0 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Parking-Extra, Parking-Plug-Ins |
| Parking | See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior | Wood, Composition |
| Exterior Features | Cul-De-Sac, No Back Lane |
| Roof | Asphalt Shingles |
| Construction | Wood, Composition |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 155 |
| Zoning | Zone 60 |

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Listing information last updated on August 2nd, 2025 at 7:32am MDT