

# \$287,000 - 5310 & 5312 50 Street, Thorsby

MLS® #E4379933

**\$287,000**

6 Bedroom, 4.00 Bathroom, 1,610 sqft  
Single Family on 0.00 Acres

Thorsby, Thorsby, AB

GREAT OPPORTUNITY for an investor. This side by side duplex approved by the Town of Thorsby as a fourplex within the R3 High Density Residential Land Use Bylaw #2000-05. Less than \$72,000 per unit. Each unit has a front entrance and separate side entrances. Two furnaces, 2 hot water tanks and 3 Washers/Dryers. 5310 - 684 sq ft Upper level with a kitchen, living room, flex area and primary bedroom. Lower unit 630 sq ft with 1 bedroom unit and shared laundry room. 5312 Upper unit 849 sq ft with 2 bedrooms and Basement unit is 786 sq ft 2 bedroom & laundry. All units have 4-piece bathrooms. Room measurements for 5012 are below. All RMS measurements are in the documents. Appliances: 4 Fridges, 4 Electric Stove, 3 Washers, 3 Dryers, 1 Dishwasher. 2023 New Hot Water Tank

Built in 1961

## Essential Information

MLS® #	E4379933
Price	\$287,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,610
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	5310 & 5312 50 Street
Area	Thorsby
Subdivision	Thorsby
City	Thorsby
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Amenities	See Remarks
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2024
Days on Market	344
Zoning	Zone 92

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