

# \$599,900 - 5011b 49 Avenue, Bonnyville Town

MLS® #E4415302

**\$599,900**

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

Bonnyville, Bonnyville Town, AB

Calling All Investors! Own a piece of history and seize a great opportunity with this charming 9-unit apartment building in the heart of downtown! Featuring 3 spacious 2-bedroom units and 6 cozy 1-bedroom units, this property is Rental Revenue Ready! All units include appliances. Basement offers coin-operated laundry and individual tenant storage. Recent upgrades include lower-level windows and refreshed east-side canopies. North-side parking with 9 stalls adds convenience for tenants. Located just steps from Main Street amenities like shopping, parks, schools, banks and the hospital! Unbeatable location!! Fully rented and generating income- a nearly 7.5% cap rate! Don't miss your chance to own a unique and profitable investment!

Built in 1938

## Essential Information

MLS® #	E4415302
Price	\$599,900
Bathrooms	0.00
Acres	0.00
Year Built	1938
Type	Multi-Family Commercial
Status	Active

## Community Information



Address	5011b 49 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	122
Zoning	Zone 60

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 3rd, 2025 at 12:02pm MDT