

# \$380,000 - 3905 45 Street, Ponoka

MLS® #A2207904

**\$380,000**

0 Bedroom, 0.00 Bathroom, 1,728 sqft  
Multi-Family on 0.00 Acres

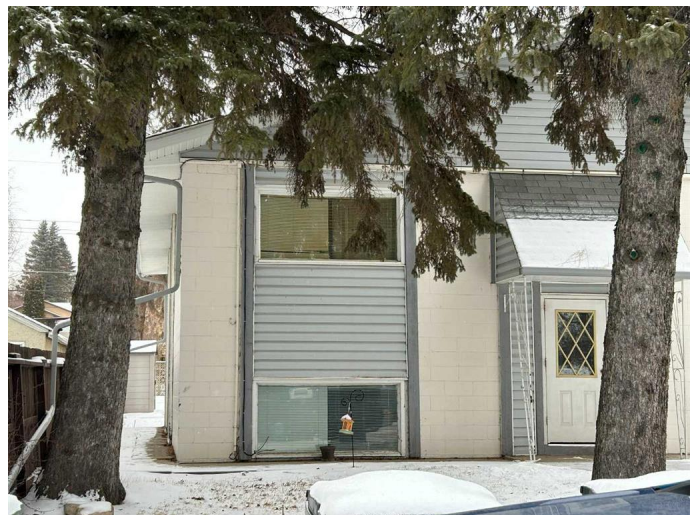
NONE, Ponoka, Alberta

Investors, come and look at this building with 4 rental doors, inside the town of Ponoka. It includes 3 by 2 bedroom apartments and 1 by 1 bedroom apartment. Like other locations, Ponoka has a very limited rental market supply, therefore you have a needed product, that has near 0% vacancy, and has had for several years. The current owners are downsizing and are reluctantly putting this money earner up for sale. It has been well maintained and even as we visited the property they were telling me about the new flooring that they are about to put into one of the units. There is a communal laundry room for the tenants. Heat and water are currently included in the rents, but the power is paid for by the tenants. There are 4 separate parking stalls with power, with back alley access. Don't miss this opportunity.

Built in 1975

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2207904     |
| Price          | \$380,000    |
| Bathrooms      | 0.00         |
| Square Footage | 1,728        |
| Acres          | 0.00         |
| Year Built     | 1975         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |



Status Active

### Community Information

Address 3905 45 Street  
Subdivision NONE  
City Ponoka  
County Ponoka County  
Province Alberta  
Postal Code T4J1B4

### Amenities

Parking Spaces 4

### Additional Information

Date Listed April 1st, 2025  
Days on Market 2  
Zoning R2

### Listing Details

Listing Office Royal LePage Wildrose Real Estate -Olds

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