

\$1,789,000 - 5009 54 Street, Camrose

MLS® #A2234534

\$1,789,000

0 Bedroom, 0.00 Bathroom, 2,000 sqft

Multi-Family on 0.00 Acres

Prospect, Camrose, Alberta

An Exceptional Investment Opportunity in the Heart of Camrose! This remarkable property offers a rare combination of income potential and modern living, featuring eight units across two fourplex buildings and a fully finished, heated triple car garage with two bays - all on one single titled lot. Perfectly positioned just moments from downtown Camrose, this investment gem blends convenience with contemporary style, making it a standout choice for savvy buyers. Eight spacious units boast an open-concept layout designed for comfort and functionality, including a lovely kitchen with stainless steel appliances, terrific living room, two bedrooms, one bathroom, beautiful flooring and in-unit laundry. Currently, all eight units are fully rented, delivering a steady and reliable cash flow from day one. The rented garage spaces further enhance the properties earning power, making this an investor's dream. Whether you're seeking a turnkey income-generated asset or a home where you can live in one unit and rent out the others, this property offers unmatched versatility and long-term value. Situated in the heart of Camrose, these fourplexes are just steps away from downtown, providing residents with easy access to shopping, dining, entertainment and all essential amenities. This vibrant and connected lifestyle ensures strong tenant demand and lasting appeal. With its modern design, full occupancy, and strategic location, this property is a rare find. It's ideal for



investors looking to capitalize on a thriving rental market or homeowners wanting to offset their mortgage by renting out additional units. Don't miss your chance to own this income-producing treasure, the opportunities here are truly endless!

Built in 2023

Essential Information

MLS® #	A2234534
Price	\$1,789,000
Bathrooms	0.00
Square Footage	2,000
Acres	0.00
Year Built	2023
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

Community Information

Address	5009 54 Street
Subdivision	Prospect
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2A8

Amenities

Parking Spaces	12
Parking	Alley Access, Garage Door Opener, Heated Garage, Oversized, Stall, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Range, Stove(s), Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	July 4th, 2025
Days on Market	38
Zoning	R3

Listing Details

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.