

## \$784,900 - 4907 & 4911 47 Avenue, Stony Plain

MLS® #E4418835

**\$784,900**

1 Bedroom, 1.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Old Town\_STPL, Stony Plain, AB

Two homes, both rented with a total income of \$3,200 per month. Good spot with enough land to build an apartment building or some town homes. 1 acre each parcel side by side. Properties to be sold together, but have separate titles. Good investment properties, zones commercial. 4907 is 1460 sq. ft and has 4 appliances. 4911 is 830 sq. ft and has no appliances and is rented as a construction office. Tenants can be assumed for a quicker possession date. Owners have never resided on the properties so, properties sold as is where is. Lorraine Northcott is a licenced Realtor in the Province of Alberta

Built in 1947

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4418835               |
| Price          | \$784,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,460                  |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4907 & 4911 47 Avenue |
| Area        | Stony Plain           |
| Subdivision | Old Town_STPL         |
| City        | Stony Plain           |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 1L7               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Detectors Smoke, Parking-Extra |
| Parking   | Single Garage Detached                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Stucco               |
| Exterior Features | Flat Site, Shopping Nearby |
| Roof              | Asphalt Shingles, Metal    |
| Construction      | Wood, Stucco               |
| Foundation        | Block, Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 96                 |
| Zoning         | Zone 91            |

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Listing information last updated on April 28th, 2025 at 12:17pm MDT