

\$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	345
Zoning	Zone 92

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 March 14th, 2025 at 4:32am MDT