# \$569,000 - 5318 54 Street, Camrose

MLS® #A2267239

## \$569,000

10 Bedroom, 4.00 Bathroom, 2,129 sqft Residential on 0.14 Acres

Poplar Grove, Camrose, Alberta

Calling all investors! This fully rented Camrose triplex makes it easy to step right into a cash-flowing investment with three self-contained suites, each with its own laundry. Unit A (east side) spans two levels with 5 bedrooms, 2 full baths, a bright kitchen, and two spacious living areas; Unit B (west side) sits on the main floor with 3 bedrooms, a 4-piece bath, and an inviting open living space; Unit C (basement) offers 2 bedrooms, a 4-piece bath, and open-concept living. Outside you'II find rear alley access, ample parking, decks for Units A and B, and a fully fenced yard. Conveniently located near schools, walking trails, and shopping, this property offers strong rental appeal, steady income, and low-maintenance ownership, a true turn-key investment opportunity you won't want to miss!



#### **Essential Information**

MLS® # A2267239 Price \$569,000

Bedrooms 10 Bathrooms 4.00

Full Baths 4

Square Footage 2,129 Acres 0.14 Year Built 2008







Type Residential

Sub-Type Duplex

Style Up/Down, Bungalow

Status Active

# **Community Information**

Address 5318 54 Street

Subdivision Poplar Grove

City Camrose
County Camrose
Province Alberta

Postal Code T4V 2B2

### **Amenities**

Parking Spaces 4

Parking Parking Pad

#### Interior

Interior Features Laminate Counters, Separate Entrance

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer

Stacked

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 28th, 2025

Days on Market 1

Zoning R3

## **Listing Details**

Listing Office Central Agencies Realty Inc.

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