

# \$375,000 - 5336 53 Avenue, Mundare

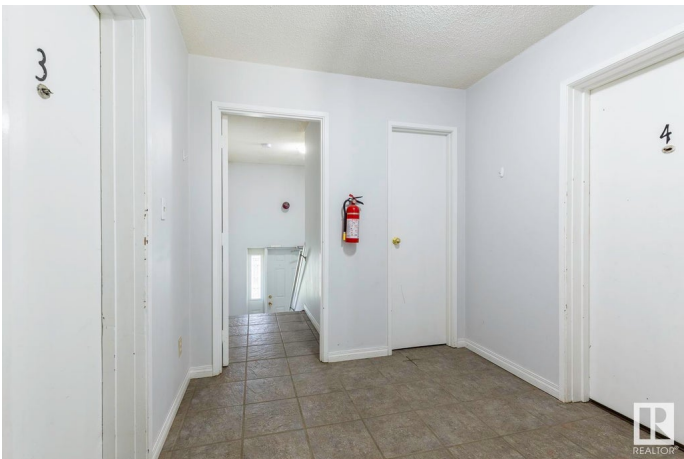
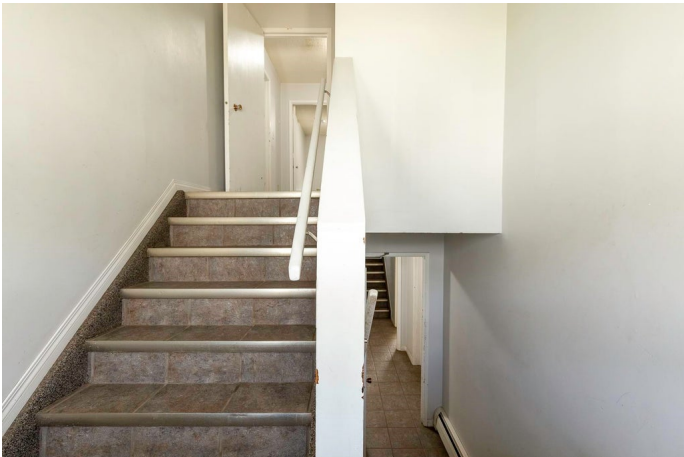
MLS® #E4427401

**\$375,000**

6 Bedroom, 4.00 Bathroom, 2,190 sqft  
Single Family on 0.00 Acres

Mundare, Mundare, AB

Wonderful investment opportunity in the Town of Mundare. Well maintained and recent updates including roof and structural repairs in 2022, suite upgrades such as new fridges, microwave hood fans and stoves as well as fresh paint, kitchen faucets, bedroom flooring, vinyl windows and more. Revenue is coming in from three 2-bedroom units currently paying \$875 each and a 1-bedroom unit at \$775. Tenants pay their own power and each unit has an energized parking stall. Situated on a corner lot, across the street from a park. Can be purchased as a package with neighboring 4plex, 5342 53 Ave (MLS E4427389).



Built in 1979

## Essential Information

MLS® #	E4427401
Price	\$375,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,190
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level

Status Active

## Community Information

Address 5336 53 Avenue  
Area Mundare  
Subdivision Mundare  
City Mundare  
County ALBERTA  
Province AB  
Postal Code T0B 3H0

## Amenities

Amenities Off Street Parking, On Street Parking, Vinyl Windows, See Remarks  
Parking Stall, See Remarks

## Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks  
Heating Baseboard, Hot Water, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood, Vinyl  
Exterior Features Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

## Additional Information

Date Listed March 23rd, 2025  
Days on Market 29  
Zoning Zone 60

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 April 20th, 2025 at 10:32pm MDT