

\$485,000 - 122 Mt. Pleasant Drive, Camrose

MLS® #E4434557

\$485,000

8 Bedroom, 4.00 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

Mount Pleasant (Camrose), Camrose, AB

Fantastic investment opportunity in the heart of Camrose! This fully tenanted 4-plex offers exceptional value. Each of the 4 spacious units is completely self-contained and separately metered for ELECTRIC, GAS, WATER & SEWER—an ideal setup that allows tenants to manage their own utilities while keeping owner expenses low. Inside each unit, you'll find 2 well-sized bedrooms, a 4-piece bathroom, in-suite laundry with washer and dryer, a full kitchen with fridge and stove, and a private balcony. Each unit also comes with its own energized parking stall. Located close to schools, shopping, parks, this well-maintained building is consistently rented. Whether you're expanding your portfolio or making your first real estate investment, this is a fantastic opportunity. Roof 2019, weeping tile foundation wrap 2022.

Built in 1976

Essential Information

MLS® #	E4434557
Price	\$485,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,090



Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

Community Information

Address	122 Mt. Pleasant Drive
Area	Camrose
Subdivision	Mount Pleasant (Camrose)
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 2Y1

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Stall

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 5th, 2025
Days on Market	6
Zoning	Zone 80

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