\$699,900 - 5102 50 Avenue, Sedgewick

MLS® #E4445092

\$699,900

0 Bedroom, 0.00 Bathroom, Multi-Family Commercial on 0.00 Acres

Sedgewick, Sedgewick, AB

14 UNITS + MANAGER'S SUITE - IN SEDGEWICK, ALBERTA ~ 1 hr & 45 min. East from Edmonton, 55 minutes to Camrose or 10 min. to Killam. Suite makeup comprises 12 - 1 Bdrms. and 2 - 2 Bdrms. + a 2 Bdrm. Manager's unit. Many recent renovations this year in multiple units incl.; floors, kitchens, bathrooms, toilets, plumbing, and most lighting changed to LED to reduce power costs. Other updates include roof (2016) and windows (2003). Coin-op laundry available, energized parking stalls, detached garage for maintenance equipment & supplies. Boiler is old, but has been well maintained. Public school and playground is right across the street. Many long term tenants with low vacancy. A solid and smart opportunity for an investor looking to easily self manage with fantastic cash flow and a strong CAP rate of 10.87% (not including any annual debt service). Currently fully rented.





Built in 1947

Essential Information

MLS® # E4445092 Price \$699,900

Bathrooms 0.00 Acres 0.00 Year Built 1947 Type Multi-Family Commercial

Status Active

Community Information

Address 5102 50 Avenue

Area Sedgewick
Subdivision Sedgewick
City Sedgewick
County ALBERTA

Province AB

Postal Code T0B 4C0

Exterior

Exterior See Remarks, Wood Frame, Other

Roof Asphalt Shingles

Construction See Remarks, Wood Frame, Other

Additional Information

Date Listed June 30th, 2025

Days on Market 122

Zoning Zone 80

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 October 30th, 2025 at 12:18pm MDT