

4816 50 Avenue
Breton, Alberta

MLS # A2254372

\$2,600,000



Heating:

-

Bldg Name: -

Floors:

-

Water: -

Roof:

-

Sewer: -

Basement:

-

LLD: -

Exterior:

-

Zoning: R3

Foundation:

-

Utilities: -

Features:

-

Inclusions: N/A

Bretonian Manor - 16-Unit Apartment Condominium Breton, AB Discover Bretonian Manor, a well maintained 2 storey low-rise apartment condominium offering both a strong investment opportunity & a welcoming place to live. Bretonian Manor is located at 4816-50 Avenue in the Village of Breton. This property features 16 spacious 2-bedroom suites, each with a bright living room, kitchen, in-suite laundry, & private balcony. Building highlights include an indoor heated parkade with 16 stalls, additional surface parking, 3 tenant storage rooms, a central elevator, & a community room. Built in 2010 & upgraded with a new roof in 2024, the property sits on 16,200 sq. ft. lot with a total floor area on 22,842 sq. ft. Currently, 14 of 16 units are leased, showcasing a consistent demand. With professional on-site management ensuring excellent upkeep & resident satisfaction, Bretonian Manor offers peace of mind for owners & a warm & welcoming environment for tenants. Financials & appraisal available upon request.