

# ASHMONT

Address: 4117 Main Street, Ashmont, AB ([4117 Main Street, St. Paul County No. 19, AB T0A 0C0](#))

- Asking Price: \$298,000.00
- Sale Type: Investment
- **Location Information:**
  - Community: Ashmont
  - Region: St. Paul
- **Interior features:**
  - Fully developed duplex with upper/ lower units. Individual entries, with a balcony for upper unit and a porch for the main level unit.
    - Each unit is 700 sq ft containing two bedrooms, one full bath.
    - Each unit has its own furnace and hot water tank located in a mechanical room
    - Total sq ft: 1,400 sq ft (fully tenanted; another 700 sq ft ready for TI)
  - Floors: Carpet, linoleum, hardwood floors
  - Heating: Forced Air
  - Renovations
    - 2019 replaced: Windows, doors, patio balcony, hardwood floors, carpets, counter tops, furnaces, hot water tanks
    - 2019 replaced roof: Metal
- **Exterior features:**
  - Style: Duplex
  - Roof: Metal
  - Parking Description: Parking for four vehicles
  - Exterior Features: Vinyl siding
  - Attached Storage Unit: 600 sq ft
  - Site Influences: Flat Site, Landscaped,
- **Additional Information:**
  - Property Type: Multifamily
  - Building Type: Detached 2 story
  - Property Class: Multifamily residential property
  - Year Built: 1970
  - Renovated: 2021
  - Ownership Interest: Landlord / Tenant
  - Long Term Tenants
- **Amenities:**
  - Located within walking distance to schools, Ashmont Iron Horse Trail Staging Area Park