

## **\$1,618,000 - 5109 51 Street, Wabamun**

---

MLS® #E4439592

**\$1,618,000**

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

Wabamun, Wabamun, AB

This 2.5 story wood-frame construction apartment complex is located in the popular town of Wabamun. Wabamun is home to over 1,000 residents. Just 45 kilometres west of Edmonton, Wabamun is home to the popular Wabamun Lake (walking distance). Numerous summer + winter fishing spots and boat launches. The building consists of 17 units. Mix of 2 x bachelors / 15 x 1 bedrooms. All fully rented. Newer builder. Professionally managed. Gross income over \$195,000 / annually. You won't find a cap rate of 7.26% anywhere else.

Built in 1978

### **Essential Information**

MLS® #	E4439592
Price	\$1,618,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Multi-Family Commercial
Status	Active

### **Community Information**

Address	5109 51 Street
Area	Wabamun
Subdivision	Wabamun



City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Exterior

Exterior	Wood Frame, See Remarks
Construction	Wood Frame, See Remarks

### Additional Information

Date Listed	May 30th, 2025
Days on Market	64
Zoning	Zone 93

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 August 2nd, 2025 at 6:18pm MDT