

## \$329,854 - 5310 & 5312 50 Street, Thorsby

MLS® #E4463387

### \$329,854

6 Bedroom, 4.00 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Thorsby, Thorsby, AB

GREAT OPPORTUNITY, side by side duplex with basement suites, 4 units for only \$329,854. Property consists of 2 bedroom suite, 2 bedroom + den, 1 bedroom + den and 1 bedroom unit. 2 units are fully renovated and 3rd is almost finished, 4th unit in good shape. Renovated units are freshly painted and have new flooring. Each unit has front and side entrances. 2 furnaces and 2 hot water tanks. Huge lot, tons of room to build a garage or shop. 32' x 16' shed.

Built in 1963

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4463387            |
| Price          | \$329,854           |
| Bedrooms       | 6                   |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,610               |
| Acres          | 0.00                |
| Year Built     | 1963                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 5310 & 5312 50 Street |
| Area        | Thorsby               |
| Subdivision | Thorsby               |
| City        | Thorsby               |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0C 2P0               |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Deck                                           |
| Parking Spaces | 8                                              |
| Parking        | Front/Rear Drive Access, No Garage, RV Parking |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-2, Natural Gas |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Metal                                                                                      |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 92            |

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 28th, 2025 at 2:17am MDT