

# \$699,900 - 101 Assiniboine Drive, Swan Hills

MLS® #A2206711

**\$699,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Swan Hills, Alberta

Attention investors ! This 10 unit Townhouse rental project is now up for sale at just the right time. After numerous improvements and upgrades this project is now fully rented. With Interest rates coming down and demand for rentals continuing to rise now is the time to improve your Real Estate Investment return. With Kiwetinohk Energy Corp. announcing their 460 Megawatt Black Bear Power Plant with a Carbon Capture and Sequestration component in July/24 19 kms south of Swan Hills and the Federal Gov't issuing statement Dec.24/24 that an Impact Assessment was not required the rental requirements will certainly go up. These 2 storey units offer 2 and 3 brm set ups, each with it's own Fridge & Stove and full basements, covered parking and a huge common yard.o of over 10,000 sq. ft. The Cap Rate, with a resident owner, is 10.55%.

Built in 1986

## Essential Information

MLS® #	A2206711
Price	\$699,900
Bathrooms	0.00
Acres	0.00
Year Built	1986
Type	Commercial
Sub-Type	Multi Family
Status	Active



## Community Information

Address 101 Assiniboine Drive  
Subdivision NONE  
City Swan Hills  
County Big Lakes County  
Province Alberta  
Postal Code T0G 2C0

## Amenities

Parking Spaces 20

## Additional Information

Date Listed April 1st, 2025  
Days on Market 7  
Zoning Muti Residential

## Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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