



**GRASSROOTS**  
REALTY GROUP

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43 Nyberg Avenue  
Red Deer, Alberta

MLS # A2248982



**\$659,900**

**Division:** Normandeau

**Type:** Multi-Family/4 plex

**Style:** -

**Size:** 2,304 sq.ft. **Age:** 1978 (48 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** R-M

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

Great Investment with 3 bedroom units that are fully rented with long term tenants. 3 units pay \$1,100 and one unit pays \$1,200. Tenants are responsible for utilities including heat, electricity and water. Upgrades over the years include, fencing, deck, appliances, some new flooring and fresh gravel around the building.