



**GRASSROOTS**  
REALTY GROUP

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7 Nyberg Avenue  
Red Deer, Alberta

MLS # A2264661



**\$689,000**

Division:	Normandeau		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,086 sq.ft.	Age:	1978 (48 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Landscaped		
Bldg Name:	-		
Water:	-		
Sewer:	-		
LLD:	-		
Zoning:	R-M		
Utilities:	-		

Heating:	Boiler
Floors:	Carpet, Linoleum, Vinyl
Roof:	-
Basement:	-
Exterior:	-
Foundation:	Poured Concrete
Features:	Laminate Counters

Inclusions: N/A

Excellent investment opportunity! This well-maintained 4-plex offers steady rental income and long-term potential for real estate investors. Each self-contained suite features 2 bedrooms, 1 full bathroom, and in-suite laundry for tenant convenience. The property is ideally located close to schools, parks, and within walking distance to Parkland Mall, ensuring strong tenant appeal. Recent building upgrades include new siding, fascia, and downspouts (2025), as well as re-surfaced decks with metal railings and a chain-link fence surrounding the property for added safety and security. Paving blocks were replaced in 2024. Inside, the units were updated approximately 20 years ago with modernized cabinetry, vinyl plank flooring in the basement suites, and carpeted upper units. The lower units feature two separate entrances and a dug-out patio area perfect for BBQs and outdoor seating. A solid, income-producing property with valuable recent improvements and a convenient location—ready to add to your portfolio!