



GRASSROOTS
REALTY GROUP

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**5817 53 Avenue
Red Deer, Alberta**

MLS # A2273129



\$550,000

Division:	Riverside Meadows		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,757 sq.ft.	Age:	1978 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	Carpet, Linoleum, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (13)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance		

Inclusions: Fridge x4, Stove x4, Coin Operated Washer & Dryer

Situated just steps from the Red Deer River and in an up and coming area surrounded by newer development, this fully rented 4 plex is a great addition to any rental portfolio. The common areas and 3 of the 4 suites have been fully or nearly fully renovated including vinyl plank flooring, updated kitchens (3 suites) and bathrooms (2 suites), newer appliances, updated balconies, and newer windows and doors throughout the building. There are three 2 bedroom suites and one 1 bedroom suite, along with coin operated laundry and a central boiler that provides hot water heat to all suites and common areas. The boiler system is approximately 10 years old and is regularly serviced and there's a new hot water tank. Building offers a stucco exterior, concrete foundation, updated shingles, and lots of parking for tenants.