



**5805 56 Avenue**  
**Red Deer, Alberta**

**MLS # A2294887**



**\$679,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-L
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 4 Microwave Hood fans, 4 Electric stoves, 4 Refrigerators, washer, dryer

Turnkey 4-Plex Investment Opportunity in Red Deer Excellent opportunity to own a fully renovated 4-plex multifamily property in Red Deer, ideal for investors seeking strong rental income and minimal maintenance. This property features three 2-bedroom units and one 1-bedroom unit, all extensively updated with modern finishes. Each unit has been fully renovated, including new kitchens with quartz countertops and stainless steel appliances, updated interiors, and modern fixtures throughout. Two units feature durable vinyl plank flooring, while the other two offer new carpet, creating comfortable and attractive living spaces for tenants. Major building updates include newer windows, refreshed interiors, and a roof approximately 5 years old, providing peace of mind for years to come. Approximately \$50,000-\$60,000 in renovations have been invested into the property. The building also offers four dedicated parking stalls for tenant convenience. Currently 100% occupied with tenants, making this a true turnkey income property with immediate cash flow. With its modern upgrades, strong tenant demand, and solid location in Red Deer, this property represents a fantastic long-term investment opportunity.