



**1-4, 318 Evergreen Trail
Red Earth Creek, Alberta**

MLS # A2303714



\$429,900

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	5,180 sq.ft.	Age:	2010 (16 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Laminate	Water:	-
Roof:	Metal	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: N/A

This exceptional fourplex offers a rare combination of smart design, strong rental appeal, and long-term durability, complete with a steel roof and ample parking for tenants. Each of the four suites is approximately 1,295 sq ft, providing generous living space that attracts long-term renters. The two upper suites feature three spacious bedrooms and two full bathrooms, including a private ensuite with a stand-up shower. The two lower suites offer two comfortable bedrooms and one full bathroom, creating flexible options for a variety of tenant needs. Every unit includes in-suite laundry, dual entry access from both the front and side, and well-proportioned bedrooms that make each suite feel like a full home. The property is located in a quiet, low-traffic neighborhood with parks and open fields directly across the street, offering a peaceful setting that tenants appreciate. With its durable construction, functional layouts, and location that appeals to oilfield, forestry, and service-sector workers, this property presents an excellent opportunity for investors seeking reliable, consistent rental income in a high-demand market.