

\$689,000 - 7 Nyberg Avenue, Red Deer

MLS® #A2264661

\$689,000

0 Bedroom, 0.00 Bathroom, 2,086 sqft

Multi-family on 0.20 Acres

Normandeau, Red Deer, Alberta

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! (id:6289)

Built in 1978

Essential Information

Listing #	A2264661
Price	\$689,000
Bathrooms	0.00



Square Footage	2,086
Acres	0.20
Year Built	1978
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	7 Nyberg Avenue
Subdivision	Normandeau
City	Red Deer
Province	Alberta
Postal Code	T4P1R5

Amenities

Features	Back lane
Parking Spaces	4
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
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Exterior

Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Realty Experts Group Ltd
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