

27 Nyberg Avenue  
 Red Deer, Alberta

MLS # A2261719



**\$669,500**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Normandeau                            |               |                   |
| <b>Type:</b>     | Multi-Family/4 plex                   |               |                   |
| <b>Style:</b>    | Bi-Level                              |               |                   |
| <b>Size:</b>     | 2,376 sq.ft.                          | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | -                                     | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | Alley Access, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped                 |               |                   |

|                    |                                                |
|--------------------|------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        |
| <b>Floors:</b>     | Laminate, Tile                                 |
| <b>Roof:</b>       | Asphalt Shingle                                |
| <b>Basement:</b>   | -                                              |
| <b>Exterior:</b>   | Stucco, Wood Siding                            |
| <b>Foundation:</b> | -                                              |
| <b>Features:</b>   | Laminate Counters, Primary Downstairs, Storage |

|                   |     |
|-------------------|-----|
| <b>Bldg Name:</b> | -   |
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-M |
| <b>Utilities:</b> | -   |

**Inclusions:** Fridge x 4, stove x 4, washer x 4, dryer x4.

Fully tenanted 4 plex. This building is a bi-level style. Upstairs has a good-sized living room, galley style kitchen and there is a patio door from the dining area out to a deck. There is a laundry area and a 2 pce bath on the main. Downstairs has 2 good-sized bedrooms, a 4 pce bath, an office/ storage room & utility room. There is assigned parking at the rear of the property. Tenants pay all utilities.