

\$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!

Built in 1978

Essential Information

MLS® #	A2264661
Price	\$689,000
Bathrooms	0.00
Square Footage	2,086



Acres	0.20
Year Built	1978
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	7 Nyberg Avenue
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1R5

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler

Exterior

Lot Description	Back Lane, Landscaped
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	27
Zoning	R-M

Listing Details

Listing Office	Realty Experts Group Ltd
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.