

# \$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 | 21                 |
| Zoning         | R-M                |

### Listing Details

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

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