

# \$650,000 - 23 Nordegg Crescent, Red Deer

MLS® #A2201462

## \$650,000

0 Bedroom, 0.00 Bathroom, 2,080 sqft  
Multi-Family on 0.00 Acres

Normandeau, Red Deer, Alberta

Nicely renovated 4plex in a quiet location. Nicely renovated and updated with new windows throughout, 4 newer furnaces, shingles (6-7 yrs old approx), and one suite was fully renovated in the last 6 months. One suite is largely original but in great condition, two other suites have been renovated and updated over the years. Building has always been easy to keep full and current tenants have been there long term. Current rents are \$1000, \$1050, \$1050, and \$1250 and can all be raised to market rent (\$1500+) with 3 months notice to the tenants. Tenants all pay their own power and gas, landlord pays water/sewer/garbage. Lots of parking is available in the front and back. Building will provide well over 8% return once rents have been raised to market prices. This well cared for and well maintained building will make a great addition to any portfolio or a great starting point for anybody looking to invest in rental real estate!

Built in 1981

## Essential Information

MLS® #	A2201462
Price	\$650,000
Bathrooms	0.00
Square Footage	2,080
Acres	0.00
Year Built	1981



Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

### **Community Information**

Address	23 Nordegg Crescent
Subdivision	Normandeau
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 2B8

### **Amenities**

Parking Spaces	6
Parking	Off Street, Stall, Alley Access, On Street

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	41
Zoning	R-M

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.