



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4908 54 Avenue
High Prairie, Alberta

MLS # A2287491



\$599,900

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,779 sq.ft.	Age:	1993 (33 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Common, Off Street, On Street, Outside, Parking Lot, Unpaved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Laminate, Tile, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	26-74-17-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone Connec
Features:	Ceiling Fan(s), Laminate Counters, Soaking Tub, Vinyl Windows		

Inclusions: 4 Electric Stoves, 4 Refrigerators, 4 Hood Fans, 1 Ceiling Fan, 2 Washers, 2 Dryers

Investor ALERT in High Prairie!!! Featuring an INCREDIBLE 11.3% Cap Rate + STRONG Cash Flow + SOLID UPGRADES throughout!!! This WELL-MAINTAINED Bi-level 4-Plex sits on a LARGE 6,092 Sq Ft lot and offers 3,558 Sq Ft of Total Developed LIVING SPACE. Designed for CONSISTENT Rental Demand and EASE of Management, this TURN-KEY opportunity delivers both excellent upside and LONG-TERM stability. The property features 4 RENTED units generating a total MONTHLY INCOME of \$4,825. The 2 top-floor units each offer 756 Sq Ft, while the 2 lower units each provide 646 Sq Ft — a FUNCTIONAL layout that supports STRONG OCCUPANCY and STEADY CASH FLOW!!! This property has had LOTS OF WORK put into it - w/SIGNIFICANT Updates + MAJOR Improvements already completed, making it a STRONG, LOW-MAINTENANCE investment opportunity!!! Shingles Replaced 2013, NEWER VINYL FLOORING + Tiled flooring throughout, NEWER Windows + Doors, NEWER Vanities, + EXTERIOR IMPROVEMENTS Include New SIDING on the FRONT + a FRESHLY Painted Deck. MAJOR MECHANICAL UPDATES for peace of mind: FURNACES (2026 and 2022 Years Old) + Hot Water Tanks (2022 + 2023) + APPLIANCE UPDATES: Stoves (2018 +2025), Fridges (2016 + 2019 + 2024). STRONG INCOME. BIG LOT. IMPRESSIVE RETURNS. Add this CASH-FLOWING asset to your portfolio TODAY!!!