



GRASSROOTS
REALTY GROUP

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5701,5703 Evergreen Drive
High Prairie, Alberta

MLS # A2328419



\$1,900,000

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	9,896 sq.ft.	Age:	2007 (19 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	Residential R3
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Presenting a rare and powerful multi-family investment opportunity in High Prairie, Alberta: a 12-door portfolio available for the incredible price of just \$1,900,000. This offering includes two fourplexes and two side-by-side duplexes, all built in 2007, providing a modern, low-maintenance foundation for steady returns. The fourplexes are comprised of spacious three-bedroom, two-bathroom units on both the upper and lower levels, making them highly attractive to families and long-term renters alike. The duplexes offer immediate living space on the main floor and come with unfinished basements that already feature separate entrances, presenting a tremendous value-add opportunity to finish and convert them into two additional suites—potentially expanding the entire portfolio from 12 to 14 revenue-generating doors. Currently, all units are tenanted with the exception of one, which is vacant and awaiting repairs, offering a new owner the chance to renovate and lease it at current market rates. With substantial existing cash flow, built-in appreciation potential, and an unbeatable price per door, this portfolio is a must-see for serious investors. Contact us today for a full rent roll or to schedule a private viewing.