

\$1,275,000 - 4405 Pleasantview Dr, High Prairie

MLS® #E4446009

\$1,275,000

0 Bedroom, 0.00 Bathroom, 8,324 sqft

Multi-family

High Prairie, High Prairie, Alberta

This RARE SIX-PLEX in HIGH PRAIRIE is a TURN-KEY INVESTMENT offering STRONG CASH FLOW, FULL OCCUPANCY, and a SOLID CAP RATE. Located on a QUIET STREET backing onto GREEN SPACE, it blends CURB APPEAL, PRIVACY, and LONG-TERM VALUE. The 8,324 sq ft complex includes SIX FULLY SELF-CONTAINED UNITS—2 Bungalows, 2 Bi-levels, and 2 Five-level Splits—each with PRIVATE ENTRANCE, IN-SUITE LAUNDRY, and CONSISTENT INTERIOR FINISHES. Recent upgrades include a 2025 ROOF, 2024 EXTERIOR PAINT, NEW PATIO DOORS, DECKS, CONCRETE WORK, and UPDATED ELECTRICAL. Units 2 and 4 have NEWER FURNACES; all units feature CURTAINS, BLINDS, and SCREEN DOORS WITH BUILT-IN BLINDS. Living spaces range from 885—1,385 sq ft with 2—3 BEDS. Includes 12 PARKING STALLS (4 COVERED), a SHARED GARBAGE BIN, and the potential to CONDOMINIUMIZE. With FULL OCCUPANCY, a STRONG RENTAL HISTORY, RECENT UPGRADES, and a COMPETITIVE CAP RATE, this is a LOW-MAINTENANCE, HIGH-RETURN ASSET in a STABLE, GROWING MARKET—an ideal opportunity for savvy investors. (id:6289)

Built in 1982

Essential Information



Listing #	E4446009
Price	\$1,275,000
Bathrooms	0.00
Square Footage	8,324
Year Built	1982
Type	Multi-family

Community Information

Address	4405 Pleasantview Dr
Subdivision	High Prairie
City	High Prairie
Province	Alberta
Postal Code	T0G1E0

Amenities

Parking Spaces	12
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Listing Details

Listing Office	RE/MAX House of Real Estate
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