

\$600,000 - 6336 58 Avenue, Red Deer

MLS® #A2231739

\$600,000

0 Bedroom, 0.00 Bathroom, 2,080 sqft

Multi-Family on 0.00 Acres

Highland Green Estates, Red Deer, Alberta

6.74% Stabilized CAP Rate! Great Tenants in Place. This Condominium 4-Plex in Highland Green Estates offers a smart investment with a Low Condo Fee that ensures your property "and your neighbors" stays well maintained. Recent updates include Newer Roof & Windows, and Balconies! All units are Well Kept, featuring a mix of Renovations. Each unit is a 2 Bedroom / 1 Bathroom Bi-Level with its own In-Suite Laundry. The Bi-Level Layout places the Kitchen, Dining, and Living Room upstairs, while the Bedrooms, Bathroom, and Laundry are located on the lower level "enhanced by Large Windows that bring in plenty of Natural Light. Each unit is leased at \$1,395/Month, with Tenants Paying ALL Utilities. Every unit includes its own Paved, Electrified Parking Stall, with Additional Street Parking conveniently located at the front thanks to the Corner Location of the complex. Most recent sale in the complex sold for \$155,000 "making these 4 great value for \$600,000! With Separate Titles, you"ll enjoy Lower Property Taxes (over \$2,500/year less than comparable fee simple 4-plex's) and Lower Insurance Costs, as the Condo Fees cover all Building Envelope Maintenance, Repairs, and Updates. No Snow Removal or Landscaping expenses either "it"s all managed for you, keeping the complex in top shape. Located near essential amenities including the GH Dawe Pool, with Schools, Shopping, and Transit just minutes away. This 4-plex blends



smart design, strong cash flow, and a prime location – an ideal opportunity for Investors and Owners Alike.

Built in 1975

Essential Information

MLS® #	A2231739
Price	\$600,000
Bathrooms	0.00
Square Footage	2,080
Acres	0.00
Year Built	1975
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	6336 58 Avenue
Subdivision	Highland Green Estates
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 5Z8

Amenities

Parking Spaces	4
----------------	---

Additional Information

Date Listed	June 18th, 2025
Days on Market	10
Zoning	R3

Listing Details

Listing Office	Real Broker
----------------	-------------

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