

\$659,900 - 35 Orient Green, Red Deer

MLS® #A2194198

\$659,900

0 Bedroom, 0.00 Bathroom, 2,413 sqft
Multi-Family on 0.00 Acres

Oriole Park, Red Deer, Alberta

This fully rented, substantially renovated well-maintained fourplex in Oriole Park is the perfect addition to any investor's portfolio! Situated directly across from a green space and just minutes from parks, playgrounds, schools and shopping, these 3 bedroom, 1.5 bathroom units are the perfect place for families to call home. Recent upgrades include newer flooring, paint, a new roof and new windows in 2022 with the remainder of a 25 year warranty, 2 new furnaces, and rebuilt oversized balconies. Unit C has also been renovated to an open concept main floor and a new kitchen. All units are currently rented with excellent long-term tenants, and rents can be increased on all 4 units as of June 1, 2025. Market rents for these units will pull \$1500+ per month with tenants paying own electricity and gas, giving this building a cap rate of over 8%. Tenants are currently paying \$1,375, \$1,350 (all utilities included) and \$1,150 and \$1,050, with tenants paying their own electricity and gas. Each unit is separately metered, so rents can easily be increased and utilities moved into tenant's names. Each unit has a designated parking stall at the rear of the property, and there is additional street parking available out front. This is an excellent investment to add to your portfolio with exceptional cash flow.

Built in 1979

Essential Information



MLS® #	A2194198
Price	\$659,900
Bathrooms	0.00
Square Footage	2,413
Acres	0.00
Year Built	1979
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

Community Information

Address	35 Orient Green
Subdivision	Oriole Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1W3

Amenities

Parking Spaces	6
Parking	Stall, Alley Access

Interior

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

Exterior

Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 13

Zoning R-M

Listing Details

Listing Office RE/MAX real estate central alberta

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