

# **\$1,275,000 - 4405 Pleasantview Drive, High Prairie**

MLS® #E4446009

**\$1,275,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

High Prairie, High Prairie, AB

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.

Built in 1982



## Essential Information

MLS® #	E4446009
Price	\$1,275,000
Bathrooms	0.00
Acres	0.00
Year Built	1982
Type	Multi-Family Commercial
Status	Active

## Community Information

Address	4405 Pleasantview Drive
Area	High Prairie
Subdivision	High Prairie
City	High Prairie
County	ALBERTA
Province	AB
Postal Code	T0G 1E0

## Exterior

Exterior	Wood Frame
Roof	Asphalt Shingles
Construction	Wood Frame

## Additional Information

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 4:32pm MDT