

\$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	45
Zoning	Zone 70

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Listing information last updated on August 18th, 2025 at 6:17am MDT