

**11205 95 Street
Clairmont, Alberta**

MLS # GP211852



\$999,900

Division:	Clairmont		
Type:	Fourplex		
Style:	Side by Side		
Size:	4,412 sq.ft.	Age:	2019 (0 yrs old)
Beds:	12	Baths:	4 full / 4 half
Possession:	Negotiable		
Garage:	-		
Driveway:	Concrete, Double		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Laminated Fiberglass Shingles	Taxes:	\$ 6,600
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Laminate, Non-Smoking Home, Pet-Free Home, Silent Floor Joists		

Inclusions: 4 SETS OF STAINLESS STEEL KITCHEN APPLIANCES AND 4 SETS OF WASHER AND DRYERS, 10 YEAR WARRANTY, FRONT SOD, REAR YEAR SEEDED TO GRASS

4 plex in Clairmont! Each unit will come with its own water, gas meter, power meter. and title Each unit has 3 bedrooms 1.5 bathrooms and unfinished basement with potential for 2 more bedrooms and 1 more bathroom. To make them easy to rent out vinyl plank flooring is used on the main floor, entrance and bathrooms. Carpet is used upstairs & in the bedrooms. Modern white kitchen cabinets are standard and feature soft close drawer and doors & real wood dovetail jointed drawers. To make these turn key for investors we include stainless kitchen appliances and a washer and dryer for each suite, front sod, rear year seeded to grass, and 10 year warranty. We can even have our professional property manager find renters for each unit. These places have huge back yards with almost 69' of yard behind each unit. Similar units rent out for \$1800 a month + utilities creating a 13.4% estimated return on investment not including principle repayment. Pictures & tour are samples from similar plan.