

**ABCD, 9516 113  
Clairmont, Alberta**

**MLS # GP215405**



# \$1,149,600

<b>Division:</b>	Clairmont		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Side by Side		
<b>Size:</b>	5,074 sq.ft.	<b>Age:</b>	2019 (1 yrs old)
<b>Beds:</b>	12	<b>Baths:</b>	8 full / 4 half
<b>Garage:</b>	Attached, Attached Garage, Concrete Driveway, Garage		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Water:</b>	Public
<b>Roof:</b>	Fiberglass	<b>Sewer:</b>	Sewer
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	mrd
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Stainless Fridge Stove Dishwasher and OTR microwave for each suite, washer dryer for each suite, front yard sodded and rear yard seeded to grass, hot water on demand in each suite, 50 year fiberglass laminated shingles, 10 year new home warranty

4 plex w/Garages in Clairmont! Each unit has its own garage, ensuite, water, gas & power meter and title. Each unit has 3 bedrooms 2.5 bathrooms & unfinished basement with potential for 2 more bedrooms and 1 more bathroom. Vinyl plank flooring is used on the main floor, entrance & bathrooms. Carpet is used upstairs & in the bedrooms. Modern White soft close kitchen cabinets & doors & real wood dovetail jointed drawers. To make these turn key for investors we include stainless kitchen appliances & a washer & dryer for each suite, front sod, rear yard seeded to grass, hot water on demand, 50 year shingles & 10 year warranty. We can even have our property manager find renters for each unit so you are cash flowing on day 1! Similar units rent for \$1950 a month + utilities creating an approx 13% estimated return on investment not incl. principle repayment. Pictures & tour are samples. We have a finished vacant show unit so that you can see how they are finished.