

**ABCD, 9504 113 Avenue  
Clairmont, Alberta**

**MLS # A2079116**



# \$1,199,900

<b>Division:</b>	NONE		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Side by Side		
<b>Size:</b>	5,082 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Concrete Driveway		
<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:** FENCES, DECKS, BLINDS, BALANCE OF NEW HOME WARRANTY

CASH FLOWING ALMOST NEW TURN KEY INVESTMENT PROPERTY WITH STAINLESS APPLIANCES, BLINDS, DECK, FENCE AND LANDSCAPING INCLUDED. TOTAL RENTS PER MONTH ARE \$7750/MONTH WITH TENANTS PAYING ALL UTILITES, (RENTS WILL GO UP WITH RENEWALS)LOW COUNTY Property tax 583/month, all units professionally managed. In these 4 plex w/Garages 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 AND NOW UPSTAIRS LAUNDRY. Carpet is used up stairs & 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 year seeded to grass, fully fenced yards, decks, hot water on demand, lifetime shingles & 10 year warranty. Please click on the 3D or multi media icon to take the 3D high definition walk through.