

9601 114 Avenue
Clairmont, Alberta

MLS # A2278169



\$840,000

Division:	NONE		
Type:	Multi-Family/Triplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,079 sq.ft.	Age:	2021 (5 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

COUNTY TAXES - INVESTMENT PROPERTY Legal triplex in Clairmont built in 2021 with three separate units on one title. Purpose built for investors seeking a newer asset with strong fundamentals. Each unit offers a modern bi level layout with open concept living, high ceilings, a primary bedroom with full bathroom on the main floor, and two additional bedrooms with recreation space in the basement. Ample parking on site. Clean, contemporary finishes throughout. Three tenants currently in place, providing immediate income. Located in Clairmont with easy access to services while benefiting from lower county taxes. A low maintenance, turn key multi family property suited for long term hold or portfolio growth.