



**GRASSROOTS**  
REALTY GROUP

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9543 113 Avenue  
Clairmont, Alberta

MLS # A2090463



**\$695,900**

Division:	NONE		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	2,238 sq.ft.	Age:	2017 (7 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

**Inclusions:** Fridge x3, Stove x3, Range hood x3, Dishwasher x3, Washer x3, Dryer x3,

Elevate your investment portfolio with this immaculate triplex. For savvy investors seeking an outstanding opportunity, this triplex is for you. Each of the three units boasts 3 bedrooms and 2 full bathrooms, offering tenants a spacious and comfortable living environment. The contemporary open-concept layout, in-suite laundry facilities, and dual living rooms ensure a high demand for tenancy. Two of the units are equipped with decks that offer great views as well as add an additional living or entertaining area, making them highly desirable for potential tenants. The dedicated parking spots for each unit, coupled with ample street parking due to the corner location, make this triplex an attractive choice for renters seeking convenience. With the property being just a few years old and meticulously maintained, investors can more easily attract and maintain responsible, long-term tenants. Furthermore, the prime location ensures easy access to essential amenities, schools, and popular entertainment spots, making it an enticing prospect for tenants looking for a blend of convenience and comfort. Don't miss out on this exceptional investment opportunity; schedule a viewing today and witness firsthand the potential this triplex holds for your investment portfolio!