



GRASSROOTS
REALTY GROUP

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22-34 ATHENS Road
Blackfalds, Alberta

MLS # A2213822



\$1,280,000

Division:	Aurora		
Type:	Multi-Family/Row/Townhouse		
Style:	Bi-Level		
Size:	3,008 sq.ft.	Age:	2017 (8 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Public Sewer
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected
Features:	-		

Inclusions: NONE

INVESTORS! 4 Fully rented bi-level style townhomes in Blackfalds. Built in 2017, these townhomes are 3 bedroom bi-level style units and come complete with stainless steel stove/fridge/dishwasher/microwave, washer, dryer, window coverings. They all have a private rear yard fenced in vinyl fencing with a rear gravel parking pad. All are separately titled, separately metered for utilities (tenants pay all) and could be sold individually in time. Tenants are responsible for their own snow removal and yard care. There is a first mortgage on the property that could be assumed if desired. Property has been well cared for. Balance of 10 year New Home Warranty for new owner. This is an incredible investment with great upside potential. Rents average \$1945/month (x 4) and tenant pays all utilities with upward potential.