



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

343 9 st
Fort Macleod, Alberta

MLS # A2207118



\$1,667,000

Division:	NONE		
Type:	Multi-Family/Row/Townhouse		
Style:	2 Storey		
Size:	4,649 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-MU
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge (6), Dishwasher (5), Stove (6), Microwave (6)

Investment Opportunity: Southview Townhomes – 6 Rental Units in Fort Macleod Are you looking for a solid investment property with strong rental potential? Southview Townhomes offers a newly built townhouse complex with six rental units, perfect for adding to your portfolio. **Property Highlights:** • Three titled lots with a total of six units (each townhouse has an upper two-level unit and a separate basement suite). • Brand new construction featuring 13 bedrooms and 12 bathrooms in total. • Projected net ROI of 5.5% to 6%. • Off street parking and direct access to a brand-new municipal park under development across the street. **Modern, Thoughtful Design:** • Upper Units: Each features 3 bedrooms and 3 bathrooms, a bright open-concept main floor with a stylish kitchen, spacious dining area, and a south-facing living room. The upper level includes a primary bedroom with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. • Basement Suites: Designed with the same modern finishes, each suite has its own laundry and plenty of natural light. Two are one-bedroom units, and one is a two-bedroom unit. **Neighborhood Highlights:** • Upcoming Municipal Park: A brand-new park is being developed across the street, with construction starting in spring 2025. The park will be completed in phases, adding even more value to the area. • Family-Friendly Location: Close to schools, with no busy highways to cross. • Low-Maintenance Landscaping and off-street parking pad. • New Home Warranty Included for peace of mind. A draft cash flow analysis is available upon request. (Photos shown are from a similar unit with the same style layout for upstairs, basement suites are of actual units.) (30062456) For more details or to schedule a viewing, contact your REALTOR® today!

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