

\$1,667,000 - 343 9 St, Fort Macleod

MLS® #A2207118

\$1,667,000

0 Bedroom, 0.00 Bathroom, 4,649 sqft

Multi-Family on 0.00 Acres

NONE, Fort Macleod, Alberta

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:

- â€¢ 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.
- â€¢ Family-Friendly Location: Close to schools, with no busy highways to cross.
- â€¢ Low-Maintenance Landscaping and off-street parking pad.
- â€¢ 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 REALTORÂ® today!

Built in 2025

Essential Information

MLS® #	A2207118
Price	\$1,667,000
Bathrooms	0.00
Square Footage	4,649
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	343 9 St
Subdivision	NONE
City	Fort Macleod

County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

Amenities

Parking Spaces	6
----------------	---

Additional Information

Date Listed	March 31st, 2025
Days on Market	102
Zoning	R-MU

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.