

# \$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
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### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	33
Zoning	R-MU

### **Listing Details**

Listing Office	Real Estate Centre - Fort Macleod
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