

**9709 113 Avenue
Clairmont, Alberta**

MLS # A2151876



\$410,000

Division:	N/A		
Type:	Residential/House		
Style:	4 Level Split, Up/Down		
Size:	1,495 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	25-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Separate Entrance		

Inclusions: 2 fridges, 2 stoves, 2 washers, 2 dryers, 2 dishwashers, 2 sheds

Legal up/down duplex with ample parking located in Clairmont, fenced and landscaped! Upper suite features 3 bedrooms, 1 bath, open kitchen, living and dining with white cabinets. Lower suite features 2 bedrooms and 1 bath. Kitchen with white cabinets open to living room and dining room. Brick patio in the fully fenced backyard with gazebo and covered storage. Both suites have their own laundry, outdoor storage, furnace and hot water tanks. 4 car paved parking pad and gravel RV pad!! Call to view today.