

9608 113 Avenue  
Clairmont, Alberta

MLS # A2203454



**\$430,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Shed in backyard, Appliances in basement unit

Investment opportunity in Clairmont with this Legal Up/Down Duplex built in 2018. Upstairs unit offers you 3 bedrooms and 2 Bathrooms, currently rented for \$1800/month until October 2026 (plus utilities). The bright basement unit is 2 bedrooms, 1 bathroom and is currently occupied by owners. Make this a profitable stress free investment as our rental market is bustling and this property is only 7 years old. Call your real estate agent today to get in on the action!!