

**11201 98 Street  
Clairmont, Alberta****MLS # A2214951****\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Affordable legal up/down duplex with county taxes&mdash;perfect for your next investment opportunity! The upstairs suite offers a clean, modern feel with vinyl plank flooring and fresh, light paint tones throughout. The kitchen features a functional layout with plenty of counter space, cabinets, and room for dining. This unit includes main floor laundry and three bedrooms, including a primary suite with its own private ensuite. The lower suite features a separate entrance, private laundry, two bedrooms, and one full bathroom. Downstairs is currently rented for \$1750/month (utilities included) until January 30, 2026. This sweet little property is ready to cash flow from day one! Don&rsquo;t miss out&mdash;book your showing today. Seller is a licensed Real Estate Professional In Alberta