

9714 113 Avenue
Clairmont, Alberta

MLS # A2245523



\$439,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,190 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	25-72-6-W6
Exterior:	Mixed	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Window blinds

Whether you are an investor or just want to supplement your mortgage by renting out a suite, this full up/down duplex showcases great quality and impressive design. The upper suite features 3 good sized bedrooms and 2 full bathrooms. The lower suite has 2 large bedrooms with walk in closets and a full bathroom. Each bright, spacious suite features all appliances, durable vinyl plank flooring, white cabinets with soft close drawers and doors. They also have their own separate hot water tanks and furnaces. The massive backyard is fully fenced and backs out onto a large quiet lot. The parking pad out front offers space for 4 cars and additional street parking is also an option. Clairmont is an excellent location to invest and live in! It features a terrific K-8 school, lots of parks, walking trails, a skate park, a splash park, a large sports plex and many other great amenities. County taxes are far less than Grande Prairie.