

**9523 113 Avenue
Clairmont, Alberta**

MLS # A2274005



\$519,900

Division:	N/A		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,158 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	See Remarks		

Inclusions: None

LEGAL UP/DOWN DUPLEX WITH SEPARATE POWER AND GAS METERS, FULLY RENTED FOR \$3,800 PER MONTH PLUS UTILITIES, offering a turnkey, low-maintenance investment opportunity ideal for Northern Alberta real estate investors. This fully rented property in Clairmont features two self-contained legal suites, each with three bedrooms, private entrances, in-suite laundry, its own furnace and hot water tank, and access to a double split garage, allowing tenants to operate independently. The upper suite is leased at \$1,950 per month plus power and gas until May 31, 2026, while the lower suite is leased at \$1,850 per month plus power and gas until July 31, 2026, providing secure, long-term cash flow. The main floor offers a functional three-bedroom, 1.5-bath layout including a primary bedroom with ensuite, while the bright walkout basement suite features large windows and a spacious three-bedroom design that rivals main-floor living. Located minutes from Grande Prairie and close to major oilfield service companies, Clairmont offers approximately 49% lower county taxes, a highly regarded K-8 school, nearby parks, and extensive walking trails, making this an attractive long-term hold in a strong rental market. Interior photos are from a similar floor plan.