

**9512 112 Avenue  
Clairmont, Alberta**

**MLS # A2280625**



**\$469,900**

**Division:** NONE

**Type:** Multi-Family/Full Duplex

**Style:** Attached-Front/Back, Bungalow

**Size:** 1,254 sq.ft.      **Age:** 2019 (7 yrs old)

**Beds:** -      **Baths:** -

**Garage:** Parking Pad

**Lot Size:** 0.10 Acre

**Lot Feat:** Landscaped, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Bldg Name:** -

**Floors:** Carpet, Vinyl

**Water:** Public

**Roof:** Asphalt Shingle

**Sewer:** Sewer

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** MDR

**Foundation:** Poured Concrete

**Utilities:** Electricity, Natural Gas

**Features:** Laminate Counters, No Animal Home, No Smoking Home

**Inclusions:** appliances for both suites

Front-to-back cash flowing duplex located in the low property tax zone of Clairmont, just minutes north of Grande Prairie, offering an excellent investment opportunity with strong rental income. The property is currently fully rented for a total of \$4,050 per month with utilities included, providing immediate and reliable cash flow. Each of the two nearly identical suites features three bedrooms and two full bathrooms, with functional layouts that include kitchen, living, and dining areas on the main floor and bedrooms and bathrooms on the lower level. Both suites have private entrances, in-suite laundry, and separate furnaces and hot water tanks, allowing for efficient operation and simplified management. An oversized front parking pad accommodates up to four vehicles, enhancing tenant appeal and long-term rental demand in this growing bedroom community. Pics are samples from same plan.