

**9529 113 Avenue  
Clairmont, Alberta**

**MLS # GP214315**



**\$444,900**

<b>Division:</b>	Clairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	2020 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Attached Garage, Concrete Driveway, Double Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Stainless kitchen appliances for both suites, 2 sets of washer and dryers, front sod, rear yard seeded to grass 10- year new home warranty

Brand new Legally suited home with double split garage-3 bedrooms 1.5 bathrooms up & 3 bedrooms 1 bathroom down. Stainless Appliances for both suites washer & dryer for both suites, 10 year warranty, front sod & rear yard seeded to grass are all included. Each suite has its own entrance, furnace, hot water, laundry, kitchen & garage. Kitchen cabinets feature soft close drawers & cupboard doors & real wood dove tail jointed drawers. Vinyl plank flooring is used in the entry, stairs, living room kitchen and bathrooms. Bonus, the basement suite has a second walk out entrance! In Grande Prairie the largest basement suite you can build is 840 sqft this basement suite is 1113 sqft! Clairmont is an excellent place to invest, county taxes, 49% less then Grande Prairie, 5 min from hundreds of oil field service companies, amazing K-8 school, lots of parks & walking trails. Live in one suite and rent the other one out or buy as an investment property similar units rent for \$2050 up & \$1950 down