

**9537 113 Avenue  
Clairmont, Alberta**
**MLS # GP214313**


# \$459,900

<b>Division:</b>	Clairmont		
<b>Type:</b>	Multi-Family/Duplex		
<b>Style:</b>	Side by Side		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2020 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<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>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Water:</b>	Public
<b>Roof:</b>	Fiberglass	<b>Sewer:</b>	Sewer
<b>Basement:</b>	Finished, Full	<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:** 2 set of stainless steel kitchen appliances, 2 sets of washer and dryers, front sod, rear yard seeded to grass, concrete parking pad, side walks to both main entrance doors, 8x10 back dack( no stairs)

Front to back duplex with dbl split garage , each suite has 3bed/2 bath & master bedroom has a walk in closet & full 4 piece en-suite with a tub shower combo & single car garage. Estimate completion August 2020. We have addressed the things people don't like about an updown duplex: basement suite is always smaller, harder to rent out, doesn't usually have an en-suite, basement dweller hears the dreaded foot steps, & basement suite gets less rent for these reasons. The identical suites each one with the kitchen & living room & laundry upstairs with an open layout & then 3 bedrooms a 2 bathrooms in the basement. Because of the vertical dividing wall sound proofing is way better using a double 2x4 fire wall, sound board, sound bar & insulation & basement bedrooms are cooler in the summer. To top it off everything is included, appliances, landscaping,10yr new home warranty. We expect these to rent for 2050 per unit & create great ROI. ( taxes 49% less than GP),interior pics are samples