

**9512 112 Avenue  
Clairmont, Alberta**
**MLS # GP206263**


# \$419,900

<b>Division:</b>	Clairmont		
<b>Type:</b>	Full Duplex		
<b>Style:</b>	Side by Side		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2019 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	4
<b>Possession:</b>	-		
<b>Garage:</b>	4 car concrete parking pad and concrete sidewalks to both front entry doors		
<b>Driveway:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 2,740
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Countertop(s)-Laminate, Ensuite, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Silent Floor Joists		

**Inclusions:** Stainless Kitchen appliances for both suites, washer and dryer for both suites, front sod, rear yard seeded to grass, 4 car concrete parking pad and sidewalks to each units front door, 10 year new home warranty.

New Bryant plan front to back duplex, each suite features a 3bed/2 bath suite & the master bedroom has a walk in closet & full 4 piece en-suite with a tub shower combo. 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 Bryant is the cure, the identical suites each one with the kitchen and living room and laundry upstairs with an open layout and then 3 bedrooms and 2 bathrooms in the basement. But wait... there's more! Because of the vertical dividing wall sound proofing is way better using a double 2x4 fire wall, sound board, sound bar and insulation and basement bedrooms are cooler in the summer. To top it off everything is included, appliances, landscaping, new home warranty. We expect these to rent for 1850-1900 per unit and creat great ROI. ( taxes 49% less than GP)