

**9511 113 Avenue
Clairmont, Alberta**
MLS # GP207586


\$439,900

Division:	Clairmont		
Type:	House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	2018 (1 yrs old)
Beds:	3 up / 3 down	Baths:	2 full / 1 half
Possession:	Immediate		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 2,970
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Ensuite, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Suite - Legal		

Inclusions: appliances up & down, front sod, rear yard seeded to grass, 10 year warranty

Cash flowing Up down duplex's with double garage, 3 bedroom 1.5 bathroom suite up & 3 bedroom 1 bathroom suite down, currently rented \$2050 up & 1950 down including utilities. Stainless Appliances for both suites, blinds, front sod & rear year seeded to grass are all included. Each suite has garage, entrance, furnace, hot water(upper suite has hot water on demand), laundry and kitchen. Kitchen cabinets feature soft close drawers & cupboard doors and real wood dove tail jointed drawers. Vinyl plank flooring in entry, stairs, living room kitchen and bathrooms. 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. Appliances for both suites, front sod, rear yard seeded & 10 year new home warranty and 4 car concrete pad all included, Added bonus the basement is a walkout so you get an extra entrance & larger windows in the basement suite. 21% ROI ESTIMATE