

**9533 113 Avenue  
Clairmont, Alberta**
**MLS # GP214985**


# \$444,900

<b>Division:</b>	Clairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2018 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<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>	rr4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** appliances, up& down, front sod, balance of new home warranty

Newer legally suited home with an 1875 per month mortgage helper in the basement. Legal suited home with double garage, 3 bedroom 1 bathroom suite up and a 3 bedroom 1 bathroom suite down, Upper suite was rented for \$2050 including utilities & lower suite is rented at \$1875 down including utilities. Stainless Appliances for both suites, blinds, balance of 10 year warranty, front sod and rear year seeded to grass are all included. Each suite has its own entrance, furnace, hot water, laundry and kitchen. Kitchen cabinets feature soft close drawers & cupboard doors and 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! Clairmont is an excellent place to invest, county taxes, 49% less than Grande Prairie, 5 min from hundreds of oil field service companies, amazing K-8 school, lots of parks & walking trails. Pictures and 3D tour are samples from same floorplan.