

**9522 112 Avenue
Clairmont, Alberta**
MLS # A1011980


\$395,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,204 sq.ft.	Age:	2019 (1 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Suite, Walk-Out	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: appliances for both suites

1 Year Old Legal Updown in Clairmont with unique Layout featuring two 3 bedrooms Suites to help maximize Cash Flow! The upper suite is 1204 sqft and features 3 bedrooms and 2 full bathrooms. The layout is open and the large front window makes it nice and bright. The Master bedroom features a walk in closet and full 4 piece bathroom ensuite. The upper suite has its own furnace, hot water tank and laundry. The basement has a conveniently located side entrance near the front of the home which leads into a room living, dining, kitchen area. The basement suite has 3 generous bedrooms and a 4 piece bathroom. The basement suite also has its own furnace, hot water tank and laundry. The entrance, living room, kitchen and bathrooms all feature easy to clean vinyl plank flooring and the bedrooms are comfortable carpet. At the front of the lot is a large 4 car parking pad. Take advantage of low county taxes and invest in your future today!.Currently this place is vacant and ready for immediate possession. Balance of the new home warranty is also included.