

**9537 113 Avenue
Clairmont, Alberta**
MLS # A1020300


\$459,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Back Split, Bungalow		
Size:	1,178 sq.ft.	Age:	2020 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Insulated, Double Garage Attached, Garage Door Opener, Parking Pad, Side		
Lot Size:	0.00 Acre		
Lot Feat:	Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water		

Inclusions: 2 sets of appliances, 2 stainless fridges, 2 stainless stoves, 2 stainless dishwashers, 2 washers, 2 dryers, front sod, rear yard seeded to grass, back deck no stairs, GDO new home warranty, gst included in the price with rebate to the builder

Brand New Front to back duplex with double 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, immediate possession as soon as sept 4,2020. 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, Stainless Steel appliances, landscaping,10yr new home warranty. We expect these to rent for 2050 per unit & create great ROI. (taxes 49% less than GP) The main floor floor of each unit features and open concept kitchen and dining room with a pantry, 2 closets and a laundry closet and is finished with vinyl plank flooring. The basement of each unit has 3 bedrooms and 2 full 4 piece bathrooms including the master bedroom which features a walk in closet and ensuite bathroom. The bedrooms and hall way and stairs have carpet and the bathrooms are vinyl plank. Each unit has a front and back entrance and the rear unit has a deck. Each garage bay is insulated and dywalled and fire taped and has a garage door opener. Interior pics and 3D tour are samples from same plan. Clairmont is an excellent place to call home, raise a family or invest! Clairmont has a k-8 school, skate park, many kids parks & walking trails. Only 5 minutes from the Clairmont industrial park home to 100's of service companies.