

**9535 113 Avenue
Clairmont, Alberta**
MLS # A1020998


\$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, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.00 Acre		
Lot Feat:	Rectangular Lot, 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:	Breakfast Bar, Built-in Features, Laminate Counters, Master Downstairs, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Wired for Data		

Inclusions: -

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. We just started to build this unit and it will be ready in 4-5 months, at this point you can pick all your colors(dependent on when offer is made). 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.