

**9529 113 Avenue  
Clairmont, Alberta**
**MLS # A1021010**


# \$459,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Master Downstairs, No Animal Home, No Smoking Home, Open Floorplan, Pantry, 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.