

**9605 113 Avenue
Clairmont, Alberta**
MLS # A1148533


\$424,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Back Split, Bungalow		
Size:	1,178 sq.ft.	Age:	2021 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.11 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: Breakfast Bar, Built-in Features, Laminate Counters, Master Downstairs, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: appliances for both suites, Stainless in the kitchen plus washer and dryer, 50 year shingles, 10 year new home warranty

New Bryant plan by Derksen Builders- a front to back duplex backing onto a PARK, each suite features a 3 bedroom/2 bathroom suite, separate power and gas meters, separate furnaces, separate hot water on demand, separate entrances and laundry! Both suites also have really nice master bedrooms with walk in closets & full 4 piece en-suite with a tub shower combo. 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 Bryant is the cure, the identical suites each one with the kitchen and living room and laundry upstairs with an open layout and then 3 bedrooms and 2 bathrooms in the basement. But wait... there's more! Because of the vertical dividing wall sound proofing is way better using a double 2x4 fire wall, sound board, sound bar and insulation and basement bedrooms are cooler in the summer. The kitchens are very nice and functional and features soft closer cabinets and drawers, real wood dove tail jointed drawers and adjustable shelving. Each kitchen also features a pantry and an extra storage closet The main floor and bathrooms features easy to clean vinyl plank flooring and the bedrooms are cozy carpet. There is a front a back entrance out of each suite. To top it off everything is included, appliances, landscaping, 10 year new home warranty and 50 year shingles. This is currently under construction and we expect it to be complete in march 2022 . (taxes 49% less than GP). Photos are samples from same floor plan built previously.