

**9718 113 Avenue  
Clairmont, Alberta****MLS # A2106092****\$409,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, range, dishwasher, washer, dryer

Dreaming of financial freedom? This LEGAL up/down duplex in Clairmont isn't just a home; it's a strategic move for you &ndash; whether you're a first-time homebuyer seeking mortgage assistance or an investor eyeing a golden opportunity! Ascend a short flight of stairs to the entertainer's paradise! The kitchen showcases a beautiful u-shaped design with pristine white cabinets, stainless steel appliances, and a pantry for added convenience. Envision yourself crafting sumptuous meals as the kitchen seamlessly opens to the dining and living areas, creating a space that's not just functional but fosters connections and shared moments. Bask in the natural light flooding the spacious living room, complemented by pot lights for added functionality &ndash; the ideal spot to unwind after conquering your daily goals. Down the hall awaits the primary bedroom &ndash; a sanctuary with space for a king-size bed, a 4-piece ensuite, and a walk-in closet that effortlessly blends style and functionality. Two additional bedrooms, a main 4-piece bathroom with a generously sized vanity, and convenient laundry complete this upper level! Descend to the lower level, a self-contained retreat with a full kitchen featuring stainless steel appliances and a pantry. Open to the dining and living room areas, this space is an enticing prospect for a tenant seeking a comfortable residence. Two more bedrooms, a well-appointed bathroom, and laundry make this lower level a valuable asset for rental income or extended family living. Parking is a breeze with a 4 car concrete pad in the front yard, while the landscaped backyard provides a serene escape. And the cherry on top? No rear neighbours, ensuring privacy. This isn't just a property; it's a financial strategy. An opportunity for you, whether you're a first-time homebuyer hoping to offset your mortgage or an investor looking to grow your real estate

portfolio. Upstairs currently pays \$1850 including utilities-contract till August 2024 and downstairs \$1350 including utilities-contract till May 2024. Don't let this unique chance slip away – call your REALTOR® today!