

**11211 98 Street
Clairmont, Alberta**
MLS # A2162801

\$384,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow, Up/Down		
Size:	1,105 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Suite, Walk-Out To Grade

LLD: -

Exterior: Concrete, Wood Frame

Zoning: RR4

Foundation: ICF Block, Poured Concrete

Utilities: -

Features: Breakfast Bar

Inclusions: APPLIANCES FOR BOTH SUITES

CASH FLOWING RENOVATED UPDOWN DUPLEX, TOTAL RENT 3150/MONTH WITH TENANTS PAYING THEIR OWN, POWER, GAS TV, AND INTERNET(separate power and gas meters). Bonus HUGE CONCRETE PARKING on the 4-TRUCK PAD. Don't want to be a property manager? No problem continue using the current professional property manager. The roomy upper suite has received updated paint, trim and flooring and features an open-concept layout in the kitchen and living room with an eating bar. There are 3 bedrooms and 2 full bathrooms in the upper suite including a master bedroom with its own ensuite and walk-in closet. The fully legal 2 bedroom basement suite has its own entrance, furnace, hot water tank, and laundry and is fully self-contained. The basement suite has two HUGE bedrooms that could each fit a king-sized bed and the living area is wide open and has 9' ceilings! As an added bonus Clairmont is in the county and taxes are 48% less than Grande Prairie. UPPER SUITE LEASE ENDS feb 1,2025 and LOWER SUITE LEASE ENDS JAN 1 2025. (INTERIOR PICS ARE SAMPLE FROM SAME PLAN