

**9705 113 Avenue
Clairmont, Alberta**

MLS # A2164712



\$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:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: appliances for both suites

CASH FLOWING UPDOWN DUPLEX, TOTAL RENT \$3250/MONTH WITH TENANTS PAYING THIER OWN , POWER, GAS TV AND INTERNET. Bonus great parking on the 4-vehicle concrete parking pad! The upper suite pays \$17050onth and the lease ends July 31, 2025, the lower suite pays \$1500/month and the lease ends Mar 31,2025 they pay their own power and gas as this building has SEPARATE POWER AND GAS METERS! Don't want to be a property manager? No problem continue using the current professional property manager. The roomy upper suite 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.