

**9713 112 Avenue  
Clairmont, Alberta**
**MLS # A2182033**


# \$389,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow, Up/Down		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	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:** None

BACKING ONTO A POND! CASH FLOWING RENOVATED UPDOWN DUPLEX, TOTAL RENT WILL BE \$3200/MONTH AS OF JAN 2025 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 legal suite has 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 legal 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 legal 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 LEGAL SUITE LEASE ENDS APR 30/25 and LOWER LEGAL SUITE LEASE ENDS DEC 31/2025