

**9515 113 Avenue
Clairmont, Alberta**
MLS # A2192157


\$480,000

Division:	N/A		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,220 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This turn key cash flowing investment has tenants in both suites. This LEGAL suited home has an incredible 6 bedrooms. The upstairs suite has 3 beds, 1.5 baths and the lower suite has 3 beds and 1 bath. Both suites have a single car garage and driveway. Built in 2018 this property has modern colours, finishes, and two sets of updated appliances. This home features 2 high efficiency furnaces, and 2 hot water on demand systems. Really great tenants in place. Great cash flow.