

**11224 98 Street  
Clairmont, Alberta**
**MLS # A2192704**


# \$715,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,554 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rr4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water

**Inclusions:** upgraded stainless steel kitchen appliances for each side of the duplex

GRAYSON SIDE BY SIDE DUPLEX ON ONE TITLE ON A HUGE CORNER LOT WITH RV PARKING POTENTIAL! On one title allows you to purchase this complete duplex with a smaller down payment and live in one side and rent the other out or rent out both sides as an investment property. Each side of the duplex will have thier own power and gas meters so that the tenants can put utilites into thier name. This Modern Luxury 3 bed 2.5 bath Duplex is being framed and estimated completion is may 2025 ! The contemporary exterior will keep you impressed every time you pull into the driveway. Come on in and be amazed by the incredible kitchen featuring quartz counters, tile back splash, pendant lighting, soft close shaker style cabinets and Valhalla barn wood vinyl plank flooring. We know storage is important so we included a huge corner pantry, real wood drawers and soft closed drawers and cabinet doors. The gorgeous kitchen is finished off with Stainless Steel kitchen appliances. The main floor features an open concept layout throughout the kitchen, living room and dining room and features a handy power room 1/2 bathroom right by the entry. Upstairs you will find the roomy master bedroom which measures 12'8" by 11'10" and features a walk in closet and full 4 piece en-suite bathroom with a tub shower combo. The upstairs of this home has 2 more roomy spare bedrooms and a full 4 piece main bathroom. Built in savings with energy efficiency include hot water on demand, high efficiency furnace, low-e argon filled double paned windows and LIFETIME fiberglass shingles. The basement is unfinished and ready for your imagination to create the space of your dreams.. Each side has its own 12'by 24' garage is dry walled insulated and fire taped and has a wifi enabled garage door opener. With the large pie shaped yard you could fence down the middle and create a nice yard

for each side of the duplex. Clairmont has many kids parks, miles of walking trails and an award winning K-8 primary school and low county taxes, estimated on this home to be \$4719 per year. Put your deposit down and reserve your new place today!3d tour available through the multi media of virtual tour link.(SAMPLE PICTURES)