

**9531 113 Avenue  
Clairmont, Alberta**

**MLS # A2201094**



# \$505,000

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** appliances for both legal suites

**Fully Rented Up/Down Legal Suited Home & Prime Investment Opportunity** This turnkey investment property in Clairmont features a legal up/down suited home with three bedrooms in each legal suite, plus a double split garage. With separate power and gas meters, tenants enjoy independent power and gas meters, making this an ideal low-maintenance investment. **Main Floor Legal Suite:** Three bedrooms, one and a half bathrooms, including a primary bedroom with an ensuite. **Walkout Basement Legal Suite:** Three bedrooms, one bathroom, with large windows providing a bright, open feel that rivals a main floor. **Additional Features:** Each legal suite has its own private entrance, in-suite laundry, garage, furnace, and hot water heater. **Currently rented:** Upper unit leased at \$1,900 per month and lower unit at \$1,800 per month, plus power and gas. **Lease terms:** Unit A leased until March 31, 2026, Unit B leased until February 28, 2026 plus power and gas **Why Invest in Clairmont?** 49 percent lower county taxes compared to Grande Prairie Minutes from hundreds of oilfield service companies Top-rated K-8 school, parks, and walking trails nearby Interior photos are from a similar floor plan. A rare, income-generating opportunity&mdash;contact us today for more details.