

**9531 113 Avenue  
Clairmont, Alberta****MLS # A2201094****\$499,900**

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

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