



**9709 113 Avenue**  
**Clairmont, Alberta**

**MLS # A2151876**



**\$410,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Up/Down		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	25-72-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Separate Entrance		

**Inclusions:** 2 fridges, 2 stoves, 2 washers, 2 dryers, 2 dishwashers, 2 sheds

Legal up/down duplex with ample parking located in Clairmont, fenced and landscaped! Upper suite features 3 bedrooms, 1 bath, open kitchen, living and dining with white cabinets. Lower suite features 2 bedrooms and 1 bath. Kitchen with white cabinets open to living room and dining room. Brick patio in the fully fenced backyard with gazebo and covered storage. Both suites have their own laundry, outdoor storage, furnace and hot water tanks. 4 car paved parking pad and gravel RV pad!! Call to view today.