



**9718 A & B, 113 Ave
Clairmont, Alberta**

MLS # A2159298



\$399,900

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|------------------|-----------------------|---------------|------------------|
| Division: | N/A | | |
| Type: | Residential/Duplex | | |
| Style: | Bi-Level, Up/Down | | |
| Size: | 1,198 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|--------------------|-----------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer

Step into a home that offers not just a place to live, but a lifestyle that sets you on the path to financial freedom. Imagine the peace of mind that comes with owning a spacious legal up/down unit in the heart of Clairmont! Upon entering the main unit, you're greeted by a tiled foyer with tall ceilings, leading to an open and airy living space upstairs. The large living room, with its generous window, floods the area with natural light, creating a warm and welcoming atmosphere. The kitchen features white cabinets, stainless steel appliances, and a corner pantry, flows seamlessly into the dining and living areas—perfect for hosting friends or family. Retreat to your primary bedroom, where you'll find plush carpeting, room for a king-size bed, and a private four-piece ensuite, and a walk-in closet. Two additional bedrooms and a second four-piece bathroom complete the upstairs, offering ample space for a growing family or guests. The convenience of private laundry makes life just a little bit easier. But the true magic of this property lies in its potential. The self-contained basement unit is a bright and inviting space that offers comfort and practicality. The kitchen includes stainless steel appliances, a dishwasher, and a corner pantry with plenty of storage. Just steps away, the living room and dining area offer a cozy space for everyday living. With two bedrooms, a four-piece bathroom, and its own private laundry, this basement unit is ready to be rented out—dramatically reducing your mortgage or even generating a steady income stream. Outside, the large partially fenced yard offers privacy with no rear neighbours and plenty of room for outdoor activities. The driveway comfortably parks four or more vehicles, and with Clairmont's county taxes, you'll enjoy lower expenses while being close to local amenities like the skate park, school,

and community parks. This is more than just a home; it's an opportunity to live in a beautiful space while securing your financial future. Don't let this chance slip by, call your REALTOR today and take the first step toward making this dream a reality!