

11207 98 Street
Clairmont, Alberta

MLS # A2164200



\$384,900

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|------------------|--------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow, Up/Down | | |
| Size: | 1,105 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | See Remarks | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | RR4 |
| Foundation: | ICF Block, Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: None

CASH FLOWING RENOVATED UPDOWN DUPLEX, TOTAL RENT \$3200/MONTH WITH TENANTS PAYING THIER OWN , POWER, GAS TV AND INTERNET. Bonus great parking on the 4 vehicle concrete parking pad! The upper suite pays \$1700/month and the lease ends Jan 31, 2025, the lower suite pays \$1500/month and the lease ends. Dec 31, 2024 they pay their own power and gas as this building has SEPARATE POWER AND GAS METERS! Don't want to be a property manager? No problem continue using the current professional property manager. The roomy upper suite has received updated paint, trim and flooring and features an open-concept layout in the kitchen and living room with an eating bar. There are 3 bedrooms and 2 full bathrooms in the upper suite including a master bedroom with its own ensuite and walk-in closet. The fully legal 2 bedroom basement suite (updated a couple years ago) has its own entrance, furnace, hot water tank, and laundry and is fully self-contained. The basement suite has two HUGE bedrooms that could each fit a king-sized bed and the living area is wide open and has 9' ceilings! As an added bonus Clairmont is in the county and taxes are 48% less than Grande Prairie, \$169.40/ month.