

**9611 113 Avenue**  
**Clairmont, Alberta**

**MLS # A2182032**



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow, Up/Down		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

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

**Inclusions:** None

CASH FLOWING RENOVATED UPDOWN DUPLEX, TOTAL RENT 3100/MONTH WITH TENANTS PAYING THEIR OWN, POWER, GAS TV, AND INTERNET(separate power and gas meters). Bonus HUGE CONCRETE PARKING on the 4-TRUCK PAD. Don't want to be a property manager? No problem continue using the current professional property manager. The roomy upper legal suite 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 legal suite including a master bedroom with its own ensuite and walk-in closet. The fully legal 2 bedroom basement legal suite has its own entrance, furnace, hot water tank, and laundry and is fully self-contained. The basement legal 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. UPPER LEGAL SUITE LEASE ENDS Jan 31, 2025 and LOWER LEGAL SUITE LEASE ENDS Dec 31, 2024