

9608 113 Avenue
Clairmont, Alberta

MLS # A2203454



\$430,000

Division:	N/A		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,163 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR4
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Shed in backyard, Appliances in basement unit

Investment opportunity in Clairmont with this Legal Up/Down Duplex built in 2018. Upstairs unit offers you 3 bedrooms and 2 Bathrooms, currently rented for \$1800/month until October 2026 (plus utilities). The bright basement unit is 2 bedrooms, 1 bathroom and is currently occupied by owners. Make this a profitable stress free investment as our rental market is bustling and this property is only 7 years old. Call your real estate agent today to get in on the action!!