



GRASSROOTS
REALTY GROUP

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9513 114 Avenue
Clairmont, Alberta

MLS # A2266066



\$565,000

Division:	N/A		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	1,374 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Insulated, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cleared, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-72-6-W6
Exterior:	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters		

Inclusions: Basement Appliances

LEGAL Duplex!! LOW COUNTY TAXES!! This fantastic, just like NEW fully developed duplex is ready for its new owners. Tucked away from in Clairmont, this home has a functional main floor layout with large living room, kitchen & dining room! The home is well kept with a large entryway, A gorgeous kitchen with quartz counters, tile back splash, stainless steel appliances and soft close cabinets and drawers. Each unit has separate furnaces and HW on Demand Systems. 3 Bedrooms upstairs with qty 2 - 4 piece bathrooms & laundry area! That's not all.. attached garages with tonnes of parking and the upper units garage being heated! You'll most definitely feel at home here, so don't hesitate to book your showing today! Take ownership & begin putting money in your pocket on Day 1!!