



9718 113 Avenue
Clairmont, Alberta

MLS # A2106092



\$409,900

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:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, range, dishwasher, washer, dryer

Dreaming of financial freedom? This LEGAL up/down duplex in Clairmont isn't just a home; it's a strategic move for you – whether you're a first-time homebuyer seeking mortgage assistance or an investor eyeing a golden opportunity! Ascend a short flight of stairs to the entertainer's paradise! The kitchen showcases a beautiful u-shaped design with pristine white cabinets, stainless steel appliances, and a pantry for added convenience. Envision yourself crafting sumptuous meals as the kitchen seamlessly opens to the dining and living areas, creating a space that's not just functional but fosters connections and shared moments. Bask in the natural light flooding the spacious living room, complemented by pot lights for added functionality – the ideal spot to unwind after conquering your daily goals. Down the hall awaits the primary bedroom – a sanctuary with space for a king-size bed, a 4-piece ensuite, and a walk-in closet that effortlessly blends style and functionality. Two additional bedrooms, a main 4-piece bathroom with a generously sized vanity, and convenient laundry complete this upper level! Descend to the lower level, a self-contained retreat with a full kitchen featuring stainless steel appliances and a pantry. Open to the dining and living room areas, this space is an enticing prospect for a tenant seeking a comfortable residence. Two more bedrooms, a well-appointed bathroom, and laundry make this lower level a valuable asset for rental income or extended family living. Parking is a breeze with a 4 car concrete pad in the front yard, while the landscaped backyard provides a serene escape. And the cherry on top? No rear neighbours, ensuring privacy. This isn't just a property; it's a financial strategy. An opportunity for you, whether you're a first-time homebuyer hoping to offset your mortgage or an investor looking to grow your real estate

portfolio. Upstairs currently pays \$1850 including utilities-contract till August 2024 and downstairs \$1350 including utilities-contract till May 2024. Don't let this unique chance slip away – call your REALTOR® today!