



**9612 113 Avenue N
Clairmont, Alberta**

MLS # A2137192



\$393,900

Division:	N/A		
Type:	Residential/House		
Style:	Split Level, Up/Down		
Size:	1,345 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Other		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This impressive 2015-built legal up-down suite, located in the tranquil area of Clairmont, presents a prime investment opportunity. The property boasts five bedrooms and two well-appointed bathrooms, providing ample space for comfortable living. Modern conveniences include hot water on demand and two efficient gas stoves, enhancing the overall appeal. Currently functioning as a lucrative investment property, the suite is tenanted both upstairs and downstairs, ensuring immediate rental income for the discerning investor. Additionally, the property's location in the county means enjoying the benefit of lower taxes, further increasing its attractiveness. Perfectly suited for first-time home buyers or savvy investors, this property offers a blend of modern amenities and a serene setting. Don't miss out on this exceptional opportunity to secure a valuable asset in the peaceful community of Clairmont.