

9613 113 Avenue  
Clairmont, Alberta

MLS # A2257137



\$505,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	4806.00 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: 2-stove, 2-fridge, 2-Dishwasher, 2-Washer and Dryer

Legal up/down duplex for sale in Clairmont! This well-maintained property features open-concept floor plans in both units, each offering three bedrooms, one bathroom, and in-suite laundry. The bright and inviting interiors boast light tones, white cabinetry, and stainless steel appliances. Each unit includes a drywalled and painted attached garage with spacious driveway parking. The fully fenced, landscaped yard is beautifully adorned with fruit trees, shrubs, and perennial flowers. Both units vacant upon possession&mdash;giving you the opportunity to select your own tenants. A fantastic investment opportunity in a desirable location!