

**A & B , 9601 113 Avenue
Clairmont, Alberta**

MLS # A1004153



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level, Up/Down		
Size:	1,046 sq.ft.	Age:	2015 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Parking Pad, RV Access/Parking		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR-4
Foundation:	Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s)		

Inclusions: fridge x2, stove x2, dishwasher x2, OTR Microwave x2, washer x2, dryer x2, shed, window coverings, tv wall mount in master bedroom upstairs

If you are an investor, looking to add to your investment portfolio or perhaps want to start investing, first time buyer or down sizing and looking for a mortgage helper this STUNNING LEGAL UP/DOWN is the answer!! This unique property will impress you with all its magazine worthy finishings. The upper unit features a bright open concept, large entry, good sized kitchen and dining area, patio doors off dining area which walk out onto deck, large master bedroom with ensuite, really good sized 2nd bedroom with a storage cupboard, full 4 piece bath that has a soaker tub, good sized laundry room with stackable front load washer & dryer, the lower unit is impressive with its beautiful bright open concept & high ceilings that make it feel like you are not in a basement! Large entry with built in coat rack & storage bench, 2 generous sized bedrooms, 4 piece bathroom, again a great sized laundry room with added storage. Both sides include extra features such as on demand hot water, extra sound proofing, and their own patio space, exposed aggregate sidewalks for each side. Stress-free parking thanks to the huge exposed aggregate parking pad & extra large RV parking. The property sits on a large corner lot, close to school and parks. Another bonus with this incredible property is the TAXES are AFFORDABLE!! Don't wait too long to jump on this one.. it truly is ONE OF A KIND!!