



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9541 114 Avenue
Clairmont, Alberta

MLS # A2317297



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,374 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: None

INVESTOR ALERT UP DOWN DUPLEX PRESALE OPPORTUNITY- HOUSE WITH LEGAL SUITE WITH SEPERATE POWER AND GAS METERS, SIMILAR UNITS RENT FOR \$4100+ COMBINED PLUS TENANTS PAY THEIR OWN POWER AND GAS VIA SEPERATE POWER AND GAS METERS and YOU GET NEW HOME WARRANTY! The legal upper suite features 1374 sqft of living space featuring a gorgeous kitchen with quartz counters, tile backsplash, stainless steel appliances and soft close cabinets and drawers. The main floor has vaulted ceilings throughout the kitchen living and dining area and is finished with vinyl plank flooring throughout the main areas and bathroom with the 2 bedrooms having carpet. Upstairs is your Master bedroom retreat with walk in closet, 4 piece ensuite bathroom and large roomy bedroom. The basement legal suite features its own entrance which leads to the open concept living room and kitchen. The legal basement suite features 2 bedrooms and 1 full bathroom and is furnished with stainless steel appliances. Each legal suite has its own laundry, furnace, and hot water on demand. We have tried to include all the necessities, stainless appliances for both legal suites ARE INCLUDED! . The double-split attached garage is set up so that each legal suite has a garage bay. Clairmont is only 5 minutes north of Grande Prairie in the county which allows you to save almost 50% on property tax (estimated \$4320/year). Clairmont is an excellent place to live and invest with a k-8 school, skate park and splash park, miles of walking trails and parks. (SAMPLE PICS FROM A RECENT BUILD SAME FLOOR PLAN) Click on multimedia to view the 3D tour and 3D to view the basement tour.