



**A & B, 9529 113 Avenue
Clairmont, Alberta**

MLS # A1041728



\$459,900

Division:	N/A		
Type:	Residential/Duplex		
Style:	Back Split		
Size:	1,178 sq.ft.	Age:	2020 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Cleared, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Laminate Counters, Master Downstairs, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: -

THE "WILTON"- BRAND NEW AND BEAUTIFUL FRONT TO BACK DUPLEX WITH GARAGE IN NORTHFIELD LANDING. Whether you're looking to offset a large portion of their mortgage, and gain valuable experience as a landlord, or the savvy investor looking for an exceptional ROI, this home is perfect for a first time home buyer. This unit features the great returns of Legal Duplexes, while creating two equal units which are both equally desirable to live in and rent out! The smart design has each unit featuring the main floor kitchen, dining and living room, with 3 bedrooms and 2 full baths on the lower level. Units are conveniently sound proofed vertically between the two units for added privacy. The Primary Bedroom features a walk-in closet with a full 4 piece en-suite. You will never have anyone living above you or your tenants; and not waiting months to rent your lower, less desirable suite! The palette is sharp, contemporary as well as functional and rugged. A perfect backdrop for just about any demographic of occupants. Fresh white cabinetry, modern paint and trim and vinyl floors throughout. Each unit has its own single insulated garage and includes Stainless Steel appliances, landscaping and 10 year progressive home warranty. With rents typically being over \$2000 per unit (\$4000 total), these units come with many benefits over buying pre owned or in the City... New Home Warranty: Cut down on Repair and Maintenance Costs. County taxes: roughly 50% of City Taxes. New Home Energy Efficiencies: cut down on utility costs. Units feature High efficiency furnaces, hot water on demand, LED lighting and other energy saving features in construction. No Condo Fees. Northfield Landing in Clairmont is the 'IT' place to invest smart in Northern Alberta with its amazing industrial business', current amenities, and area structure plan for much more! It's easy to see why the Wilton

Front-Back Duplex is the best choice in the Peace Country for investors and first time buyers alike! Both you and your tenants can live great in the WILTON in Northfield Landing.