

9512 112 Avenue
Clairmont, Alberta

MLS # A2280625



\$469,900

Division:	NONE		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Front/Back, Bungalow		
Size:	1,254 sq.ft.	Age:	2019 (7 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Sewer
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: appliances for both suites

Front-to-back cash flowing duplex located in the low property tax zone of Clairmont, just minutes north of Grande Prairie, offering an excellent investment opportunity with strong rental income. The property is currently fully rented for a total of \$4,050 per month with utilities included, providing immediate and reliable cash flow. Each of the two nearly identical suites features three bedrooms and two full bathrooms, with functional layouts that include kitchen, living, and dining areas on the main floor and bedrooms and bathrooms on the lower level. Both suites have private entrances, in-suite laundry, and separate furnaces and hot water tanks, allowing for efficient operation and simplified management. An oversized front parking pad accommodates up to four vehicles, enhancing tenant appeal and long-term rental demand in this growing bedroom community. Pics are samples from same plan.