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9505 113 Avenue  
Clairmont, Alberta

MLS # A2324445



**\$545,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | N/A                        |               |                  |
| <b>Type:</b>     | Residential/Duplex         |               |                  |
| <b>Style:</b>    | Attached-Up/Down, Bi-Level |               |                  |
| <b>Size:</b>     | 1,270 sq.ft.               | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 6                          | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                  |               |                  |
| <b>Lot Feat:</b> | City Lot                   |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | MDR |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, See Remarks, Separate Entrance, Tankless Hot Water |                   |     |

**Inclusions:** Same Inclusions go for suite in basement.

This Harker Construction legal up/down property, with a total of 6 bedrooms & 4 full bathrooms, offers an excellent opportunity for investors or homeowners looking to offset their mortgage by living in one unit and renting the other. The upper unit features a bright, open-concept layout with durable vinyl plank flooring throughout. The kitchen is equipped with stainless steel appliances, ample cabinetry, and flows seamlessly into the designated dining and living areas. This level includes 3 bedrooms and 2 full bathrooms, providing comfortable living space for families. The lower unit is fully self-contained with its own separate entrances (garage, side door, and walk-out basement access) leading to a paved patio and landscaped yard. It mirrors the upper layout with 3 bedrooms and 2 full bathrooms, making it ideal for tenants or extended family. Additional highlights include hot water on demand, high-end finishings, and single attached garages for both units. The remaining Alberta New Home Warranty is transferable, offering added peace of mind. Situated on a fully landscaped and fenced lot in Clairmont, this property combines functionality, income potential, and convenience in a growing community close to schools, parks, and amenities.