



## 9613 113 Avenue , Clairmont, Alberta - \$505,000



Main Photo

### Property Description

Legal up/down duplex for sale in Clairmont! This well-maintained property features open-concept floor plans in both units, each offering three bedrooms, one bathroom, and in-suite laundry. The bright and inviting interiors boast light tones, white cabinetry, and stainless steel appliances. Each unit includes a drywalled and painted attached garage with spacious driveway parking. The fully fenced, landscaped yard is beautifully adorned with fruit trees, shrubs, and perennial flowers. Both units vacant upon possession—giving you the opportunity to select your own tenants. A fantastic investment opportunity in a desirable location!

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Grassroots Realty Group Ltd.*



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