

**11201 98 Street
Clairmont, Alberta**

MLS # A2214951



\$425,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,156 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Affordable legal up/down duplex with county taxes—perfect for your next investment opportunity! The upstairs suite offers a clean, modern feel with vinyl plank flooring and fresh, light paint tones throughout. The kitchen features a functional layout with plenty of counter space, cabinets, and room for dining. This unit includes main floor laundry and three bedrooms, including a primary suite with its own private ensuite. Upstairs currently rents for \$2200/month (utilities included) until September 30, 2025. The lower suite features a separate entrance, private laundry, two bedrooms, and one full bathroom. Downstairs is currently rented for \$1750/month (utilities included) until January 30, 2026. This sweet little property is ready to cash flow from day one! Don't miss out—book your showing today. Seller is a licensed Real Estate Professional In Alberta