

**9609 113 Avenue
Clairmont, Alberta****MLS # A2230307****\$329,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,167 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: NA

This bright and welcoming 3-bedroom, 2-bathroom home offers comfortable living with room to grow. The main floor features a spacious primary bedroom with a 3-piece ensuite and walk-in closet, plus two good-sized bedrooms and a full 4-piece main bathroom. Large windows throughout fill the space with natural light, and the home backs onto a beautiful park—offering no rear neighbors and added privacy. The unfinished basement is a blank canvas—perfect for adding a suite, rec space, or extra bedrooms to suit your needs. A great opportunity in a quiet Clairmont neighborhood!