

**C, 9515 112 Avenue
Clairmont, Alberta**

MLS # A2237416



\$299,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,041 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Window Coverings

Get into home ownership today with this affordable immaculate like new townhouse built in 2019 in Clairmont. This town house boats cheaper land taxes and NO HOA/CONDO fees! As you pull up to this stunning home you will appreciate the adequate parking it boasts with the double car concrete driveway. Entering you will be greeted by a spacious entry with a must have entry way closet. Popular open concept between the living room, dining and kitchen. Living room hosts large window allowing natural light all day long and complimented by a feature electric fireplace. Kitchen has must have kitchen island with bar stool seating, and over the sink window peering into your large backyard. Off the kitchen is a half bath great for when you are entertaining. Heading up stairs you will find the master bedroom which is grande in size and complimented by a walk in closet. Remainder of the upstairs consists of two more bedrooms and a full bathroom. Basement awaits you to finish it the way your heart desires, it already has bathroom plumbing rough ins for future bathroom, and no lack of space. Back yard is south backing which means SUN ALL DAY LONG and is fully fenced with a lower patio and firepit area. Be sure to book your viewing today of this stunning home, it will be sure to check all your boxes.