

**C, 9511 112 Avenue
Clairmont, Alberta**

MLS # A2238018



\$275,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: existing window coverings

2019 3 bed townhouse with no condo fees, low county taxes and a huge fenced yard & IMMEDIATE POSSESSION! Features include stainless appliances, island kitchen, soft close drawers and cabinet doors and vinyl plank throughout the open concept kitchen and living area and there is a half bath on the main level. Upstairs there are 3 bedroom and a full 4 piece bathroom! The master is huge and easily fits a king sized bed and has a walk in closet . The basement is unfinished and is roughed in for another bathroom and can accommodate 2 more bedrooms and a bathroom. The huge backyard is 69 feet deep and is landscaped and fenced and there are pilings for a future deck. As this home was built in 2019 it still has 4 years left of new home warranty! County taxes are only \$139 per month. Clairmont is an excellent place to live and invest; low county taxes, 49% less then GP, 5 min from hundreds of oil service companies, amazing K-8 school, parks & walking trails, spray park and skate park! Please click on the video, multimedia or 3D to view the 3D tour.