

B, 9523 112 Avenue
Clairmont, Alberta

MLS # A2248132



\$279,900

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:	Concrete Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Laminate Counters		

Inclusions: None

Immediate possession available! This 5-year-old 3 bedroom, 1.5 bathroom home in Clairmont is move-in ready with no condo fees, low county taxes (\$1,717/year), and the balance of a 10-year new home warranty. Built with quality and convenience in mind, it features hot water on demand, 50-year shingles, front and rear sod, a fenced yard, and a deck. Inside, you'll find soft-close cabinets with real wood dovetail drawers, vinyl plank flooring throughout the main floor and bathrooms, and carpet on the stairs, hallway, and bedrooms. The unfinished basement is roughed-in for a bathroom and offers plenty of space for a rec room or two additional bedrooms. Sitting on a large lot with a 70' deep backyard, this property is only 5 minutes from the Clairmont Industrial Park (home to 100's of service companies) and offers excellent rental potential with similar units renting for \$1,800/month. Clairmont is a great place to live, raise a family, or invest, with a K-8 school, skate park, kids' parks, and walking trails nearby! Please click on the multi media or 3D link to view the virtual tour!