

721018, RR 72
Clairmont, Alberta

MLS # A2250284



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,556 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	9.13 Acres		
Lot Feat:	Gazebo, Lake, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Quartz Counters		

Inclusions: All as is where is - BBQ, Shuffle board table, Hot tub, Arcade game, Play house, Pool table, Air hockey table, 2 gun safes, 2 car-Car hoist

This beautiful 9.13-acre CR-5 zoned property is only 5 minutes off 43X and has so much to offer. The home is just over 2500 sq ft with 3 large bedrooms and 3 full bathrooms, perfect for a growing family. The basement is partially finished with the potential to make this basement your kids dream hang out spot. It has a fun wet bar and games area that includes a pool table, air hockey, shuffleboard, and an arcade game — perfect for those 80s-themed parties you've always wanted to throw. The 40x66 shop is heated with a used oil furnace, making it a great year-round workspace. Major updates on the house include two new furnaces and two new A/C units in 2021, 50-year shingles in 2018, septic redone in 2010, mound installed in 2023, and a solid oak kitchen added around 2016. This is a rare find so close to town with space, privacy, and so much potential — don't miss it!