

C, 9523 112 Avenue  
Clairmont, Alberta

MLS # A2255209



# \$284,900

|           |                                |        |                  |
|-----------|--------------------------------|--------|------------------|
| 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—no condo fees, low county taxes (\$1,717/year), and the remainder of a 10-year new home warranty included. Designed with both quality and convenience in mind, the home features hot water on demand, durable 50-year shingles, front and rear yard has grass, a fenced yard, and a deck for outdoor enjoyment. Inside, you’ll find soft-close cabinets with real wood dovetail drawers, vinyl plank flooring on the main level and in bathrooms, plus carpet on the stairs, hallway, and bedrooms. The unfinished basement is roughed-in for a bathroom and provides plenty of potential for a spacious rec room or even two additional bedrooms. Sitting on a large lot with a 70' deep backyard, this property is just 5 minutes from the Clairmont Industrial Park, home to hundreds of service companies. Clairmont offers a welcoming community with a K&#8 school, skate park, multiple kids’s parks, and scenic walking trails—making it an excellent place to live, raise a family, or invest. Click the multimedia or 3D link to take a virtual tour today!