

**C 9524 113 Avenue  
Clairmont, Alberta**
**MLS # GP205278**


# \$284,900

<b>Division:</b>	Clairmont		
<b>Type:</b>	Townhouse/Row		
<b>Style:</b>	2 Storey		
<b>Size:</b>	-	<b>Age:</b>	2019 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	-		
<b>Garage:</b>	22x12 garage and concrete parking pad		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 1,913
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Countertop(s)-Laminate, Ensuite, Laundry-In-Suite, Non-Smoking Home, Pet-Free Home, Silent Floor Joists		

**Inclusions:** Stainless kitchen appliances including, fridge, stove, dishwasher and over the range microwave, washer & dryer. Front sod, back yard seeded to grass. 10 year no home warranty

Brand new row houses in Clairmont w Garages! 3 bedrooms 2.5 bathrooms, large master bedroom with a walk in closet and en- suite with a shower.. Many great features including, soft close cabinets, real wood soft close drawers, vinyl plank flooring throughout the main level and bathrooms. If you don't wait too long you be able to choose colors of flooring, cabinetry, counter tops, paint, trim and carpet from builders pallet- MAKE IT YOUR OWN. Low county taxes-48.9% less then GP and no condo fees. Close to parks, school, trails. Clairmont also has a splash park and skate park! Homes come with appliances! Stainless kitchen appliances including, fridge, stove, dishwasher and over the range microwave, washer & dryer. Front sod, back yard seeded to grass and 10 year new home warranty. estimated completion date OCT 2019\*\*\*sample pictures are of the similar plan and show upgrades not included in the base price\*\*\*