

**9502 112 Avenue
Clairmont, Alberta**
MLS # GP208120


\$389,900

Division:	Clairmont		
Type:	House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	2018 (1 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	-		
Garage:	4 car Concrete parking pad		
Driveway:	Concrete		

Heating:	Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 2,607
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-

Features: Countertop(s)-Laminate, Ensuite, Laundry-In-Suite, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Silent Floor Joists, Suite - Legal

Inclusions: \$5000 appliance allowance, 10 year Alberta home warranty, 1 year builder warranty

Legal Up/Down duplex in Clairmont, 3 bedrooms, 2 bathrooms, up & 2 bedrooms, 1 bathroom, down. 4 car concrete pad, each unit has its own furnace, hot water tank & laundry room. Large master bedroom upstairs with walk in closet & en suite. Low county taxes (approx. \$2607), 48% less then the city & only a 5 minute drive from Haliburton, Schlumberger, Baker Hughes, Cal Frac, Trican, etc. Make this an amazing investment property. Loreck Homes has been building homes in Alberta since 1978 and has a clean Alberta New Home Warranty Record. Also included is a \$5000 appliance allowance and 10 year new home warranty.