

**D 9523 112 Avenue
Clairmont, Alberta**

MLS # GP208773



\$262,900

Division:	Clairmont		
Type:	Townhouse/Row		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	2019 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Possession:	Negotiable		
Garage:	-		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Laminated Fiberglass Shingles	Taxes:	\$ 1,749
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Laminate, Deck, Non-Smoking Home, Pet-Free Home, Silent Floor Joists		

Inclusions: STAINLESS FRIDGE STOVE DISHWASHER AND OTR MICROWAVE, WASHER AND DRYER, 10X10 DECK WITH WOOD RAILING AND STEPS, FENCED YARD, FRONT AND REAR SOD, 2 VEHICLE CONCRETE PARKING PAD, 10 YEAR NEW HOME WARRANTY

Immediate possession! 3 bed 1.5 bath New Home-Appliances, Fence, Deck, Front & Rear sod, Hot water on Demand, 50 year shingles and 10 year new home warranty are all included! (No Condo Fees and Low county Taxes, only \$1716 per year!) Clairmont is an excellent place to call home, raise a family or invest! Clairmont has a k-8 school, skate park, many kids parks & walking trails. Cabinets are soft close & drawers & real wood dovetail jointed drawers. Vinyl plank is throughout the main floor and bathrooms, stairs, 2nd floor hallway and bedrooms are carpet. The basement is unfinished but has the rough in for a bathroom and there is room for a recroom or two bedrooms. The yard is huge at 70' from the back of the home to the back fence. Only 5 minutes from the Clairmont industrial park home to 100's of service companies, similar units rent for \$1800/month.