

**D 9524 113 Avenue  
Clairmont, Alberta**

**MLS # GP210380**



# \$289,900

<b>Division:</b>	Clairmont		
<b>Type:</b>	Townhouse/Row		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2019 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	-		
<b>Garage:</b>	Attached, Single		
<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 with Garages available for immediate possession! 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. Low county taxes-48.9% less then GP, only \$159 per month and NO condo fees. Close to parks, amazing K-8 school, trails. Clairmont also has a splash park and skate park and a new bus system connects to the city of GP bus system! Homes come with Stainless kitchen appliances including, fridge, stove, dishwasher and over the range microwave, washer & dryer. Front sod, back yard seeded to grass, 10 year new home warranty, 50 year shingles, hot water on demand are all included. Other great things about Clairmont include better snow removal and free garbage dump usage! \*\*\*sample pictures are of the similar plan\*\*\*