

**D 11201 95 Avenue
Clairmont, Alberta**
MLS # GP211853


\$254,900

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:	Immediate		
Garage:	-		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Laminated Fiberglass Shingles	Taxes:	\$ 1,683
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Laminate, Non-Smoking Home, Pet-Free Home, Silent Floor Joists		

Inclusions: STAINLESS FRIDGE STOVE DISHWASHER AND OTR MICROWAVE, WASHER AND DRYER, FRONT SOD REAR YEAR SEEDED TO GRASS, HOT WATER ON DEMAND, 50 YEAR SHINGLES 2 VEHICLE CONCRETE PARKING PAD, 10 YEAR NEW HOME WARRANTY,

3 bedroom 1.5 bathroom New Home-Stainless Appliances, Front Sod & Rear yard seeded to grass, 10 year new home warranty, hot water on demand and 50 year shingles are all included! (No Condo Fees and Low county Taxes, only \$141 per month!) 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. D is an end unit so you get a larger yard and access to the back yard through the side yard. 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.