

**C 11201 95 Avenue  
Clairmont, Alberta**
**MLS # GP211935**

**\$249,900**

<b>Division:</b>	Clairmont		
<b>Type:</b>	Townhouse/Row		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	2019 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Possession:</b>	Immediate		
<b>Garage:</b>	-		
<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>	Laminated Fiberglass Shingles	<b>Taxes:</b>	\$ 1,650
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	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 \$138 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. 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.