

**BCD 9523 112 Avenue
Clairmont, Alberta**

MLS # GP213299



\$774,900

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|--------------------|--------------|---------------|------------------|
| Division: | Clairmont | | |
| Type: | Triplex | | |
| Style: | Side by Side | | |
| Size: | 3,414 sq.ft. | Age: | 2019 (1 yrs old) |
| Beds: | 9 | Baths: | 3 full / 3 half |
| Possession: | Immediate | | |
| Garage: | - | | |
| Driveway: | Concrete | | |

| | | | |
|------------------|---|-------------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | Municipal |
| Roof: | Laminated Fiberglass Shingles | Taxes: | \$ 5,115 |
| Basement: | Full | Condo Fee: | - |
| Exterior: | Vinyl | Lot Fee: | - |
| Land: | Landscaped | Maintenance Fee: | - |
| Features: | Countertop(s)-Laminate, Deck, Non-Smoking Home, Silent Floor Joists | | |

Inclusions: 3 Sets of Stainless kitchen appliances including fridge, stove dishwasher and otr microwave. 3 sets of washer and dryers. Fences, decks and blinds installed on each unit. 10 year new home warranty, 50 year shingles.

Immediate possession on this 3 plex, 3 units in this Town Home are being sold as a package! Each suite features 3 bed 1.5 bath & are brand New. Appliances, Fence, Deck, Blinds, Front & Rear sod, Hot water on Demand, 50 year shingles and 10 year new home warranty included. No Condo Fees, Low county Taxes, (\$5115 per year!) Each suite has, power, gas & water meter, 2 car pad & 69' fenced yard. Similar spaces lease for \$1800 each. Clairmont is an excellent place to call home, raise a family or invest! Clairmont has a k-8 school, skate park, many 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 and has rough in for a bathroom & there is room for a recroom or two bedrooms. Only 5 minutes from the Clairmont industrial park home to 100's of service companies.