

**B 9519 112 Avenue
Clairmont, Alberta**

MLS # GP213303



\$257,900

Division:	Clairmont		
Type:	Townhouse/Row		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2019 (1 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:	Asphalt Shingle	Taxes:	\$ 1,657
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Non-Smoking Home, Pet-Free Home		

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

Affordable home or investment property, 3 bedroom 1.5 bath row house style home(NO CONDO FEES) is located in Clairmont which is an excellent place to invest, county taxes, 49% less then GP , amazing K-8 school, lots of parks & walking trails. B9519 is an interior unit, they are 1' wider so my sqft and \$5000 less then the exteriors! 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. The builder includes, Stainless kitchen appliances, washer & dryer, front sod, rear yard seeded to grass & 10 year new home warranty. Investing? Only 5 minutes from the Clairmont industrial park home to 100's of service companies, similar units rent for \$1800/month. SEPT 2019 POSSESSION