

**D 9519 112 Avenue  
Clairmont, Alberta**

**MLS # GP213304**



# \$262,900

|                    |               |               |                  |
|--------------------|---------------|---------------|------------------|
| <b>Division:</b>   | Clairmont     |               |                  |
| <b>Type:</b>       | Townhouse/Row |               |                  |
| <b>Style:</b>      | 2 Storey      |               |                  |
| <b>Size:</b>       | 1,092 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>           | \$ 1,749  |
| <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, Deck, Non-Smoking Home, Pet-Free Home, Silent Floor Joists |                         |           |

**Inclusions:** STAINLESS FRIDGE STOVE DISHWASHER AND OTR MICROWAVE, WASHER AND DRYER, 10X10 DECK WITH WOOD RAILING AND STEPS, FENCED YARD, FRONT AND REAR SOD, 2 VEHICLE CONCRETE PARKING PAD, 10 YEAR NEW HOME WARRANTY,

3 bedroom 1.5 bathroom New Home-Stainless Appliances, Fence, Deck, Blinds, Front & Rear sod, 10 year new home warranty hot water on demand and 50 year shingles are all included! ( No Condo Fees and Low county Taxes, only \$145 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. D9519 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. Immediate possession!