

**C-9507 112 Street  
Clairmont, Alberta****MLS # A1007647****\$268,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2018 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Vinyl**Sewer:** -**Roof:** Fiberglass**Condo Fee:** -**Basement:** Full, Partially Finished**LLD:** -**Exterior:** Wood Frame**Zoning:** mdr**Foundation:** Poured Concrete**Utilities:** -**Features:** Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting**Inclusions:** -

2 year Old immaculate Town home with a partially finished basement featuring 4 bedrooms and 2.5 bathrooms. This yard is massive with over 68 feet of back yard behind the home and a deck to BBQ on or relax and watch the kids play. The main floor is an open concept floor plan with an island kitchen with soft close cabinets and drawers. Upstairs there are 3 bedrooms including a large master bedroom that easily fits a king sized bed and has a walk in closet. The basement is framed, drywalled, painted and wired and features a recroom, bedroom and functioning bathroom. Located in the county in the hamlet of Clairmont just minutes north of Grande Prairie allows you to take advantage of low county taxes and small class sizes.