

**A-11201 95 Street
Clairmont, Alberta**

MLS # A1019510



\$254,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Beamed Ceilings, Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Data

Inclusions: Stainless kitchen appliances, washer & Dryer, front sod rear year seeded to grass rear sod, 10 year new home warranty, GST included in the price with the rebate to the builder.

Brand New Home with 3 bedrooms and 1.5 bathrooms including Thousands in extras and its available for immediate possession! Here are the EXTRAS: Stainless Steel Appliances,, Front sod and 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 \$139 per month!) The main floor has an open layout and is appointed with easy to maintain vinyl plank flooring. The kitchen has soft close real wood dove tail jointed drawers, soft close cabinets with adjustable shelves and lots of counter space with an eating bar. The main floor also features a pantry closet, a half bath and the kitchen is open to the dining and living room . Just off the kitchen is a door that leads to your yard that is 69' long! Upstairs has 3 bedrooms and 1 full bathroom. The master bedroom is extra large, 14'5"x 13'5" (easily fits king sized bed) , and features a walk in closet and is wired for internet. There are 2 more spare bedrooms and a 4 piece bathroom with a linen shelf area. The basement is unfinished but could be developed into 2 bedrooms and a full bathroom. In front of the home are two concrete parking stalls. 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 gate. Only 5 minutes from the Clairmont industrial park home to 100's of service companies, similar units rent out for \$1700/month. Immediate possession! Pictures and 3D tour are samples from similar plan.