

**D-9516 113 Avenue  
Clairmont, Alberta**
**MLS # A1021102**


# \$289,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	-		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	2020 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Wired for Data		

**Inclusions:** -

Brand new row houses in Clairmont with Garages available for immediate possession! 3 bedrooms, 2.5 bathrooms, Stainless Appliances, Washer and Dryer, front sod, rear year seeded to grass, 10 year new home warranty and 50 year shingles are all included. The main floor of the home is nice and open and features a room entryway with a closet and 1/2 bath with a pocket door. Then you walk into the open concept dining, kitchen and living area which is finished with vinyl plank flooring and white cabinets. The kitchen has real wood soft close drawers, soft close cabinet doors and adjustable shelving. The back door of the home leads to the back yard which is more than 50 feet deep and 25 feet wide, one side of the yard is already fenced and this is room to build a deck. Upstairs features the master bedroom, 2 spare bedrooms and a full 4 piece main bathroom. The master bedroom easily fits a king sized bed and has walk in closet and a 3 piece bathroom ensuite with a shower. The 23' x 11.5' attached insulated garage is a great place to park during the winter or store your toys or maybe even a home gym. The basement is unfinished and could be developed into a recroom or 2 bedrooms and a bathroom. The home features many energy efficiency upgrades including hot water on demand, a high efficiency furnace, LED pot lighting, spray foam insulated floor joint ends. 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. D9516 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 \$1900/month. Immediate possession! Pictures and 3D tour are samples from similar plan. drawers, vinyl plank flooring throughout the main level and bathrooms.

Low county taxes-48.9% less than GP, only \$159 per month and NO condo fees. Close to parks, amazing K-8 school, trails. Clairmont also has a splash park and skate park and a new bus system connects to the city of GP bus system! Other great things about Clairmont include better snow removal and free garbage dump usage! \*\*\*sample pictures are of the similar plan\*\*\*