DANIEL CRAM

B, 11205 95 Street Clairmont, Alberta



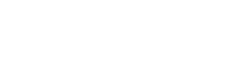
NONE

		Туре:	Residential/Four Plex 2 Storey		
		Style:			
		Size:	1,160 sq.ft.	Age:	2022 (2 yrs old)
		Beds:	3	Baths:	1 full / 1 half
		Garage:	Concrete Driveway, Parking Pad		
		Lot Size:	0.06 Acre		
1	TE I	Lot Feat:	Landscaped, Rectangular Lot		
Heating:	Forced Air, Natural Gas		Water:	Public	
Floors:	Carpet, Vinyl		Sewer:	Sewer	
Roof:	Fiberglass		Condo Fee	: -	
Basement:	Full, Unfinished		LLD:	-	
Exterior:	Vinyl Siding		Zoning:	MDR	
Foundation:	Poured Concrete		Utilities:	Electrici	ty, Natural Gas
Features: Wired for Data	Breakfast Bar, Built-in Features, Closet Organizers	, Laminate Cour	nters, No Smoking Hon	ne, Open Flo	porplan, Pantry, Tankless Hot Wate

Division:

Inclusions: blinds-new home warranty

Almost new 3 bed 1.5 bath Town home (NO CONDO FEES) featuring Stainless Kitchen Appliances, Fenced yard with gate, Deck, backing onto county land, and IMMEDIATE POSSESSION! Love the modern kitchen boasting soft close cabinets and drawers, real wood drawers and a breakfast bar with lots of counter top space. The main floor has a functional design with a an open concept living room, kitchen, dining room and 1/2 bath plus a handy entrance to the yard and deck. Upstairs you will find 3 large bedrooms and a 4 piece bathroom including the large master which easily fits a king sized bed and has a walk in closet. This home was built with efficiency in mind and features, hot water on demand, high efficiency furnace, LED lighting and lifetime IKO shingled. Another cost saving is low county taxes (\$131/month), no condo fees and you get the full 10 year new home warranty. The yard is huge at 69' from the back of the home to the back fence. For parking there is a two car concrete pad in the front. Clairmont is an excellent place to call home, raise a family or invest! Clairmont has a k-8 school, skate park, many kids parks & miles walking trails. Only 5 minutes from the Clairmont industrial park home to 100's of service companies. Please click on the multimedia or 3D link to view the virtual tour, FLOOR PLAN IS IN THE PHOTOS.



780-814-9482 hello@danielcram.ca

MLS # A2112715