

**B, 11205 95 Street
Clairmont, Alberta**

MLS # A2112715



\$259,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
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		
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:	Electricity, Natural Gas
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Wired for Data		
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.