

**9545 114 Avenue  
Clairmont, Alberta**

**MLS # A2142174**



# \$399,900

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	32-72-6-W6
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	mdr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** blinds

Almost new 3 BEDROOM 2 BATHROOM bilevel home has beautiful finishing and an open functional layout to give you what you need and room to grow. The main floor features 3 bedrooms and 2 bathrooms including a large master bedroom with a walk-in closet and a 4 piece en-suite. The basement is unfinished WITH POTENTIAL FOR 3 MORE BEDROOMS and has lots of room for a recroom and a full bathroom. The 22'x23' garage is fully insulated. The kitchen features soft-close cabinets and drawers and real wood dove tail jointed drawers and comes with stainless steel kitchen appliances installed and ready to go. This home also comes with: WASHER AND DRYER, and the balance of the 10 year new home warranty, lifetime IKO shingles, hot water on demand, high efficiency furnace, LED lighting. Extra construction features that can save you money down the road include: dimple wrap foundation waterproofing, recessed sump pump with drain, spray foam insulated floor joist ends. Take advantage of LOW COUNTY PROPERTY TAX, estimated to be \$2380. Possession can be Nov 1. Clairmont has a great k-8 school and many walking trails and parks! High speed Fiber optic internet through GP networks with speeds available up to 300mbps is available and they are offering incentives for buyers.