

**9511D 112 Street  
Clairmont, Alberta****MLS # A2176396****\$269,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Affordable and move in ready townhouse, located 10 minutes from Grande Prairie in the quaint hamlet of Clairmont. The main level of this home features an open floorplan with stainless steel kitchen appliances, vinyl plank flooring and a powder room right off the back entrance. Upstairs you will find a large primary bedroom with walk in closet. Two more bedrooms and a 4 piece bathroom. The large end unit backyard is fully fenced with a deck and lower patio. This townhouse also features Central Air Conditioning. Is close to walking trails, parks and a beautiful lake.